Planning and Development Board

Tuesday, August 12, 2025
6:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. New Board Members Introductions and Elections - REVISED
4. Approval of the Previous Meeting Minutes

Attachments: 2025_0610_ Minutes_Draft_PDB.pdf

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures
Witness List P-25-01.pdf

B. Applications

ITEMS # 1-7 BELOW ARE CONSIDERED QUASI-JUDICIAL

1_2025 0812

FILE NO.: 24-DP-24
APPLICANT: GRACE HARRISON
LOCATION: 6013 Rodman Street
REQUEST: Design, Site Plan, and a Variance request of Article 155.08 (D) to increase the curb cut allowance and to permit a new 2,040 SF warehouse located in the S-MU Zoning District within the Transit Oriented Corridor.

Attachments: 2424_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package
Attachment B_Land Use and Zoning Map 1
Attachment C_Public Participation Updated 1

2_2025 0812

FILE NO.: 25-SV-57
APPLICANT: Westover Hollywood LLC. c/o Animesh Ravani
LOCATION: 6190 Hollywood Boulevard
REQUEST: Special Exception to reinstate a legal non-conforming use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use (SM-U) (Take 5).

Attachments: 2557_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation Meeting.pdf

3 2025 0812

FILE NO.: 25-SV-56

APPLICANT: ST 5440 S SR7 LLC.

LOCATION: 5440 South State Road 7

REQUEST: Special Exception to enable the structural modification to a legal non-conforming building pursuant to Section 3.12; and a Variance to Section 5.3.F of the Zoning and Land Development Regulations, with regards to off-site parking requirements in the North Mixed-Use District (NM-U).

Attachments: 2556_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation Meeting

4 2025 0812

FILE NO.: 24-DPV-01

APPLICANT: OB House LLC.

LOCATION: 5701 Pembroke Road

REQUEST: Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

Attachments: 2401_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning map.pdf
Attachment C_Public Participation Package.pdf

5 2025 0812

FILE NO.: 23-DP-26

APPLICANT: AVIA & SAM LLC

LOCATION: 2420-2430 Lincoln Street

REQUEST: Design and Site Plan for an 8-unit residential development located in the RM-18 Zoning District.

Attachments: 2326_PDB_Staff Report.pdf
Attachment A_Application Package
Attachment B_Land Use and Zoning Map 1
Attachment C_Public Participation

6 2025 0812

FILE NO.: 24-DP-27

APPLICANT: Plunkett Apt LLC

LOCATION: 2011 Plunkett Street

REQUEST: Design and Site Plan review for a 16-unit residential development located in the PS-1 zoning district within the Regional Activity Center.

Attachments: 2427_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package
Attachment B_Land Use and Zoning Map 1
Attachment C_Public Participation

7 2025 0812

FILE NO.: 24-ZJDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Dr
REQUEST: Recommend approval of Design, Site Plan, and an amendment to the Hillcrest Planned Unit Development (Ordinance 0-76-25) to permit an 8-story multifamily development with 110 units in the PUD-R zoning District (Hillcrest).

Attachments: 2480_PDB_Staff Report_2025_0812.pdf
Attachment A_Application Package_Part I.pdf
Attachment A_Application Package_Part II
Attachment A_Additional Documents for Application Package_Part II
Attachment B_Land Use and Zoning Map 1.pdf
Attachment C_Public Participation.pdf

C. Old Business

D. New Business

1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/12/2025

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **June 10th, at 6:00 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Kenneth Crawford	Steven Morales
Joseph Stadlen	Diana Pittarelli
Bob Glickman	Mena Morgan
Richard Blattner	

The following members were absent from the meeting:

Tara Jafarmadar	Robert Vargas

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Rachel Marshall	Planner I
Stephania Rivera	Development Review Coordinator

Also Present:

Deena Kapp	Assistant City Attorney

3. Approval of the Meeting Minutes
May 13, 2025 - approved.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE MAY 13, 2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission None

5. Additions, Deletions, Withdrawals, and Continuances

10. FILE NO.: 25-L-15
APPLICANT: Sea Air Owner, LLC.
LOCATION: 5510 S. State Road 7
REQUEST: Amendment to the City's Future Land Use Map to change the land use designation of 2.03 acres of land from Medium High (25) Residential (MHRES) to Regional Activity Center (Diplomat Activity Center) designation.

6. City Attorney Announcements

Deena Kapp read the City Attorney's proceedings.

B. APPLICATIONS

ITEMS #1-8 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. FILE NO.: 19-V-04b
APPLICANT: Kosher House LLLP/Kaliff Corp.
LOCATION: 5510 S. State Road 7
REQUEST: Variance to Section 4.6.D.3.9.b.iii of the ZLDR to increase the roof covered amenity area of an existing non-residential building in the North Mixed-Use zoning district (N-MU) within the Transit Oriented Corridor (The Kosher Hotel).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Public Comments were made by Louie Granteed and Sharon Sharaby. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE VARIANCE WITH TWO (2) STAFF CONDITIONS: ONE ADDITIONAL INTERIOR NOISE MONITORING DEVICE PLACED IN A LOCATION AT THE DISCRETION OF THE PARKING AND CODE COMPLIANCE DIRECTOR AND FAILURE TO COMPLY WITH THE PREVIOUS CONDITION MAY RESULT IN ENFORCEMENT ACTIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. FILE NO.: 24-DPV-03
APPLICANT: Bluevis LLC.
LOCATION: 600 Knights Road
REQUEST: Design and Site Plan for an approximately 22,000 square-foot outdoor paddle ball facility and alterations of an existing accessory building; and a Variance to Section 9.5.C. of the ZLDR to reduce the landscaping requirements in the C-4 Commercial District.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE VARIANCE AND DESIGN. THE SITE PLAN WAS APPROVED WITH TWO (2) CONDITIONS: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL COORDINATE WITH PLANNING STAFF TO DESIGN AND INCORPORATE MONUMENT SIGN AT THE SITE ENTRANCE THAT ENHANCES THE VISUAL QUALITY OF THE VEHICULAR ACCESS AREA AND INTEGRATES WITH OVERALL LANDSCAPE DESIGN AND THE APPLICANT SHALL REVISE THE SITE PLAN TO INCLUDE ADDITIONAL BICYCLE PARKING. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. FILE NO.: 23-DP-97
APPLICANT: MEC INVESTMENTS INC
LOCATION: 1938-1942 Taylor Street
REQUEST: Design and Site Plan for a 4-story multifamily development of 18 units, located in the ND-3 Zoning District within the Regional Activity Center

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Reginald White, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY MENA MORGAN TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH STAFF CONDITION: THE APPLICANT SHALL WORK WITH STAFF TO ENSURE THE SECOND-FLOOR BALCONIES

ON THE EAST SIDE OF THE BUILDING SHALL BE SETBACK APPROPRIATELY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. FILE NO.: 24-DP-68
APPLICANT: Mike Kaplun
LOCATION: 2242-2246 Monroe Street
REQUEST: Design and Site Plan for a four-story residential development consisting of 27 units in the DH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Laura Gomez, Planner II, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE DESIGN AND SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

5. FILE NO.: 23-DPV-50
APPLICANT: 1840 Mayo Street LLC.
LOCATION: 1834-1840 Mayo Steet
REQUEST: Design and Site Plan for a six-story residential development consisting of 49 residential units; and a Variance to Section 5.5.F.1. of the ZLDR to permit a height increase of 66 feet whereas 55 feet is the maximum in the FH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH TWO (2) CONDITIONS: THE UNITY OF TITLE FOR BOTH LOTS SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY OF HOLLYWOOD , PRIOR

TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND A COVENANT RUNNING WITH THE LAND THAT HOLDS THE CITY HARMLESS AGAINST ANY CLAIMS ARISING FROM ACCIDENTS AS A RESULT OF MECHANICAL PARKING LIFTS, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, SHALL BE SUBMITTED TO THE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY OF HOLLYWOOD. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

6. **FILE NO.:** 23-DP-45
   APPLICANT: DTD 190 LLC.
   LOCATION: 2231 Fillmore & 2224 Pierce Street
   REQUEST: Design and Site Plan for a four-story residential development consisting of 62 units in the DH-2 zoning district within the Regional Activity Center (RAC).

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

7. **FILE NO.:** 23-DP-09
   APPLICANT: 1735-1739 Jackson Street LLC.
   LOCATION: 1735-1739 Jackson Street
   REQUEST: Design and Site Plan for an 8-story multifamily development of 70 units, located in the FH-2 Zoning District within the Regional Activity Center.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Reginald White, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion. A quick pause was requested to acknowledge Mena Morgan was exiting the meeting at 7:49pm.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY STEVEN MORALES TO APPROVE THE SITE PLAN WITH TWO (2) CONDITIONS: THE APPLICANT SHALL WORK TO IMPROVE THE BUILDING'S DESIGN AND ENSURE THAT THE BUILDING'S ENTRANCE IS CLEAR FOR PEDESTRIANS' VIEW AND A UNITY OF THE TITLE MUST BE IN A FORM ACCEPTABLE TO THE CITY ATTORNEY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS REMOVING THE RAILINGS ON THE TWO TOWNHOMES AND REPLACING IT WITH GLASS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

8. FILE NO.: 24-DP-24
APPLICANT: Grace Harrison
LOCATION: 6013 Rodman Street
REQUEST: Design and Site Plan for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Reginald White, Planner III, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY RICHARD BLATNER AND SECONDED BY JOSEPH STADLEN TO DEFER TO THE SEPTEMBER BOARD MEETING WITH CONDITION. THE APPLICANT WORK WITH THE STAFF TO IMPROVE FRONT FAÇADE DESIGN. MOTION PASSED 5-1 BY VOICE VOTE. KENNETH CRAWFORD OPPOSED THE MOTION.

9. FILE NO.: 25-T-45
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

Diana Pittarelli asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Rachel Marshall, Planner I, presented the item and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSPEH STADLEN TO RECOMMEND CITY COMMISSION DENY TEXT AMENDMENT. MOTION PASSED 5-1 BY VOICE VOTE. STEVEN MORALES OPPOSED THE MOTION.

C. OLD BUSINESS

Cameron Pamer presented minor Design change to the building façade of University Station.

D. NEW BUSINESS

Anand Balram reminded the Board that recess will commence, and the next meeting is scheduled for August 12, 2025, at 6pm. New Board Appointees will be inducted at this meeting.

E. ADJOURNMENT

The meeting was adjourned at 9:01 P.M.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/12/2025

To: Planning and Development Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight ~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 24, 2025 **MEMO NO.:** P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Robert Gooljar	Principal Planner / Supervisor - GIS
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner II
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1_2025 0812

Agenda Date:	8/12/2025
To:	Planning and Development Board
Title:	FILE NO.: 24-DP-24 APPLICANT: GRACE HARRISON LOCATION: 6013 Rodman Street REQUEST: Design, Site Plan, and a Variance request of Article 155.08 (D) to increase the curb cut allowance and to permit a new 2,040 SF warehouse located in the S-MU Zoning District within the Transit Oriented Corridor.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 24-DP-24

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, Planner III

SUBJECT: Design, Site Plan, and a Variance request of article 155.08 (D) to increase the curb cut for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor (6013 Rodman Street).

REQUEST:

Design, Site Plan, and a Variance request of article 155.08 (D) to increase the curb cut for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor.

RECOMMENDATION:

Variance: Approval – Increase the curb cut width from 15 feet to 22 feet wide (§155.08(D)).

Design: Approval, if Variance is granted

Site Plan: Approval if Variance and Design is granted.

BACKGROUND

The subject development site at 6013 Rodman Street is approximately 0.12 acres, situated within the Transit Oriented Corridor. The intention of the Transit Oriented Corridor (TOC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the TOC designation is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

The development site is currently vacant and is utilized to store vehicles on site. The parcel is near a variety of uses, including medium to high-density multifamily apartments, mixed-use developments, single-family homes, and commercial and retail establishments. The parcel is adjacent to a two-story commercial building to the east, and to the west is a single-family home. There is an institutional use,

being a preschool, to the north of the development site, to the south of the property are commercial uses.

The proposed warehouse under file number 24-DP-24 was presented before the Planning Development Board on June 10th, 2025. The Planning Board reviewed the proposal and voted to continue the project. The board advised that the applicant work with Planning staff to improve the warehouse design. Since then, the applicant has worked with staff to develop a more harmonious design that is compatible with adjacent properties. The applicant has proposed using stucco siding to cover the exterior of the warehouse. The stucco siding gives the warehouse a more structured appearance, similar to that of most buildings in the area. Additionally, the applicant offers windows and doors that look more modern, giving the warehouse a domestic appearance.

REQUEST

The Applicant requests Design and Site Plan approval for a new warehouse within the South Mixed-Use District (S-MU) zoning district and 'Transit Oriented Corridor' (TOC) land use designation: the property is 0.12 acres in size.

The applicant proposes redeveloping the site with a new warehouse of approximately 2,040 square feet. The proposed building is a metal warehouse facility that is approximately 22 feet in height. The design integrates architectural metal panels and stone treatments to enhance its street-facing elevations. To improve the building's compatibility with its neighboring structures, the applicant proposes stucco siding to cover the warehouse's exterior. Roof overhangs are strategically positioned to invite and shelter pedestrians, while exterior lighting and sidewalk connections reinforce safety and walkability. These features are aligned with the surrounding architectural language, which includes a blend of residential, light industrial, and transitional commercial structures, and are scaled appropriately to enhance the pedestrian view. Sidewalks are provided from the parking areas to the building entrance, and the landscape plan incorporates an array of native trees, palms, and shrubs while improving the existing conditions of the site.

In addition to the request for approval of the design and site plan, the applicant requests a variance to expand the property's curb cut or driveway apron from a maximum width of 15 feet to 22 feet. This request is a variance of article 155.08, which states curb cuts in non-residential districts shall not exceed a maximum total width of 30% of the lot dimension where the curb cut is proposed. In accordance with Article 155.08, a recommendation to approve said variance from the City Engineer has been provided. Furthermore, the applicant has worked with staff to ensure that all applicable regulations are met and has worked extensively with the City's Engineering Division to ensure that vehicular circulation is adequate. Other than the variance request, the applicant has met all required regulations. The redevelopment of this site enhances the neighborhood, encourages redevelopment in the area, and provides a model for development within the community, thereby achieving the purpose of the TOC.

SITE INFORMATION

Owner/Applicant:	Grace Harrison & Anthony Harrison
Address/Location:	6013 Rodman Street
Net Size of Property:	5,300 sq. ft. (0.12 acres)
Land Use:	Transit Oriented Corridor (TOC)

Zoning:	South Mixed-Use District (S-MU)
Present Use of Land:	Vacant
Gross Floor Area:	2,042 sq. ft.
Average Unit Size:	N/A
Parking	3 Spaces

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	Transit Oriented Corridor (TOC)
East:	Transit Oriented Corridor (TOC)
West:	Transit Oriented Corridor (TOC)

ADJACENT ZONING

North:	South Mixed-Use District (S-MU)
South:	South Mixed-Use District (S-MU)
East:	South Mixed-Use District (S-MU)
West:	South Mixed-Use District (S-MU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit-Oriented Corridor, the subject site is primarily surrounded by residential and commercial properties. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. The intent of the Transit Oriented Corridor land use designation is to facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Broward County Land Use Plan. State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, is appropriate for this designation. The major purposes are to encourage redevelopment and development of areas to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development of this site enhances the neighborhood, encourages, and provides an example for new development within the Transit Oriented Corridor. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 6: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Objective 13: *The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in district 1, geographically defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 1.5: *Provide increased buffering between business along the US 441/SR 7 Corridor and adjacent residential areas.*

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed building is designed with an emphasis on both aesthetic appeal and practical function. Recognizing the importance of pedestrian interaction with the built environment, the facade facing the public right-of-way has been articulated using materials, and rhythmic fenestration to create visual interest and reduce the appearance of mass. Although a metal building, the design integrates architectural metal panels and stone treatments to enhance its street-facing elevations. Roof overhangs are strategically positioned to invite and shelter pedestrians, while exterior lighting and sidewalk connections reinforce safety and walkability. These features are aligned with the surrounding architectural language, which includes a mix, of residential, light industrial and transitional commercial structures, and are scaled appropriately to enhance the Rodman Street.

FINDING: Consistent.

CRITERIA 2: *Compatibility*. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: Careful consideration has been given to the architectural context and continuity along Rodman Street. The structure's orientation and alignment respect the street grid, and the building height and massing are in harmony with adjacent residential, low-rise industrial and commercial buildings.

Materials, colors, and landscaping are used to complement and subtly echo the established palette of the neighborhood, including neutral tones, clean lines, and minimalistic detailing. This ensures the project supports the city's vision of a cohesive and visually unified streetscape while reinforcing the area's evolving urban character.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The proposed building adheres to the principle of proportionate scale and massing. With a modest height and a well-balanced ratio of length to width, the structure respects both the lot dimensions and the character of nearby developments. The building's mass uses horizontal stone at the building base to maintain visual interest. These architectural gestures allow the building to sit comfortably within its context, consistent with the city's adopted design vision for the area.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscape design incorporates native and compatible plant species to create a pleasant, sustainable, and low-maintenance environment. The plan includes shade trees, flowering shrubs, and native grasses that enhance the pedestrian realm, soften the building edges, and provide seasonal variation.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on November 20, 2023. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All

Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation and supporting documents

ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 5/14/2025

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☑ Variance
- ☑ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 6013 Rodman St, Hollywood, FL 33023

Lot(s): 8 Block(s): 4 Subdivision: Beverly Park

Folio Number(s): 514124140731

Zoning Classification: S-MU Land Use Classification: 28-01

Existing Property Use: VACANT Sq Ft/Number of Units: NA

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):

DEVELOPMENT PROPOSAL

Explanation of Request: WAREHOUSE FOR TEXTILE MATERIAL
STORE TEXTIL MATERIAL FOR ONLINE SELL

Phased Project: Yes ☐ No ☑ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: #Rooms
Proposed Non-Residential Uses	2,040 S.F.)
Open Space (% and SQ.FT.)	Required %: 5% (Area: 265 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 3)
Height (# of stories)	(# STORIES) 1 (22 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (5,300 FT.)

Name of Current Property Owner: GRACE HARRISON

Address of Property Owner: 5250 NW 75TH AVE, LAUDEHILL,FL 33319

Telephone: 561-281-8116 Email Address: hnthony18@gmail.com

Applicant Anthony Harrison Consultant ☐ Representative ☑ Tenant ☐

Address: 5250 NW 75TH AVE, LAUDEHILL,FL 33319 Telephone: 561-281-8176

Email Address: hnthony18@gmail.com

Email Address #2: anthony11317@gmail.com

Date of Purchase: 7/30/2002 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) :

E-mail Address:

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Grace Harrison Date: 5/15/2025

PRINT NAME: GRACE HARRISON Date: 5/15/2025

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Barbara Henry Harrison to be my legal representative before the Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15th day of May, 2025

Melissa Pagan
Comm.: HH 447393
Expires: Sep. 24, 2027
Notary Public - State of Florida

Grace Harrison
Signature of Current Owner

Notary Public
State of Florida

GRACE HARRISON
Print Name

My Commission Expires: 09/24/2027 (Check One) ___Personally known to me; OR ✓ Produced Identification FL Driver's License

WAREHOUSE METAL BUILDING

6013 RODMAN STREET
HOLLYWOOD , FL 33023

LOCATION MAP





SHEET INDEX

A-0 COVER SHEET
SURVEY

ARCHITECTURAL

SP-1 PROPOSED SITE PLAN
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
T-1 TREE DISPOSITION
C-1 EROSION AND SEDIMENT CONTROL PLAN
C-2 CIVIL PLAN
C-3 CIVIL DETAILS
C-4 STANDARD DETAILS
C-5 STANDARD DETAILS
A-1.0 PROPOSED GROUND FLOOR & TYPICAL HC TOILET ROOM DETAIL
A-1.1 PROPOSED MEZZANINE PLAN & TYPICAL STAIR DETAILS
A-1.2 PROPOSED ROOF PLAN & UL-263 DETAIL
A-2.0 PROPOSED SOUTH ELEVATION & PROPOSED NORTH ELEVATION
A-2.1 PROPOSED EAST ELEVATION & PROPOSED WEST ELEVATION
A-3.0 STREET PROFILE / ELEVATION
L-1 C COLOR SITE PLAN / LANDSCAPE PLAN
A-2.0 C COLOR RENDERING SOUTH ELEVATION & NORTH ELEVATION
A-2.1 PROPOSED EAST ELEVATION & PROPOSED WEST ELEVATION / COLOR
ST-1 COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES

VARIANCE REQUESTED

EXPANDING THE CURB CUT.
MAXIMUM CURB CUT 30% OF THE PROPERTY.
(50X0.30=15 FEET WIDE).
MINIMUM WIDTH FOR 2 WAYS TRAFFIC = 22'.

PROPOSED- OWNER IS REQUESTING AN OPENING OF 22 FEET WHEN THE SITE REQUIRES AN OPENING OF 15 FEET, A DIFFERENCE OF 7 FEET.

TAC MEETING DATES

PROJECT #:	24-DP-24
PACO	OCT. 02 / 2023
PRELIMINARY TAC	APR. 15 / 2024
FINAL TAC	OCT. 7 2024
PLANNING & DEVELOPMENT BOARD	

PROJECT TEAM

ARCHITECT:

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVIE FL 33317
(954) 473-5252
FLORIDA REGISTRATION
AR NO. 101706

CIVIL ENGINEER:

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

LANDSCAPE ARCHITECT:

Peter DeWick & Associates
4165 SW 23 Street
Ft. Lauderdale, Florida 33317 Tel. (954) 792-4023
www.land-planning.org

STRUCTURAL ENGINEER:

VASQUEZ Structural Engineers
VASQUEZ STRUCTURAL ENGINEERS
6635 W. Commercial Blvd.
Suite 215
Tamarac, FL 33319
Ph: (954) 726-7500 Fax: (954) 726-7501
Email: alvaro@vasquezstructural.com
Alvaro Vasquez, P.E.
FL, PE # 60843
FL, CA # 30130

MEP ENGINEER:

LNI
LEONARDO NAVEIRAS, INC.
"CONSULTING ENGINEERS"
Leonardo Naveiras P.M. CAE 25630
Julio C. Vidal P.E. PE# 52792
1918 Harrison St. # 207 Hollywood, FL 33020
Phone: 954-278-8822 Fax: 954-241-6850
E-mail: hvacboi@aol.com

CONSULTING ENGINEERS:

ALLIED STEEL BUILDINGS

ALLIED
PH: 888-864-8668
Fax: 866-783-3521
alliedbuildings.com

REVISION	BY:
1 8/1/24	
3 2/26/25	

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVIE FL 33317
(954) 473-5252
FLORIDA REGISTRATION
AR NO. 101706
DAISY ACEVEDO ARCHITECT

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD , FL 33023

Digitally signed by Deisy Acevedo
Date: 2025.05.16 10:38:19 -04'00'

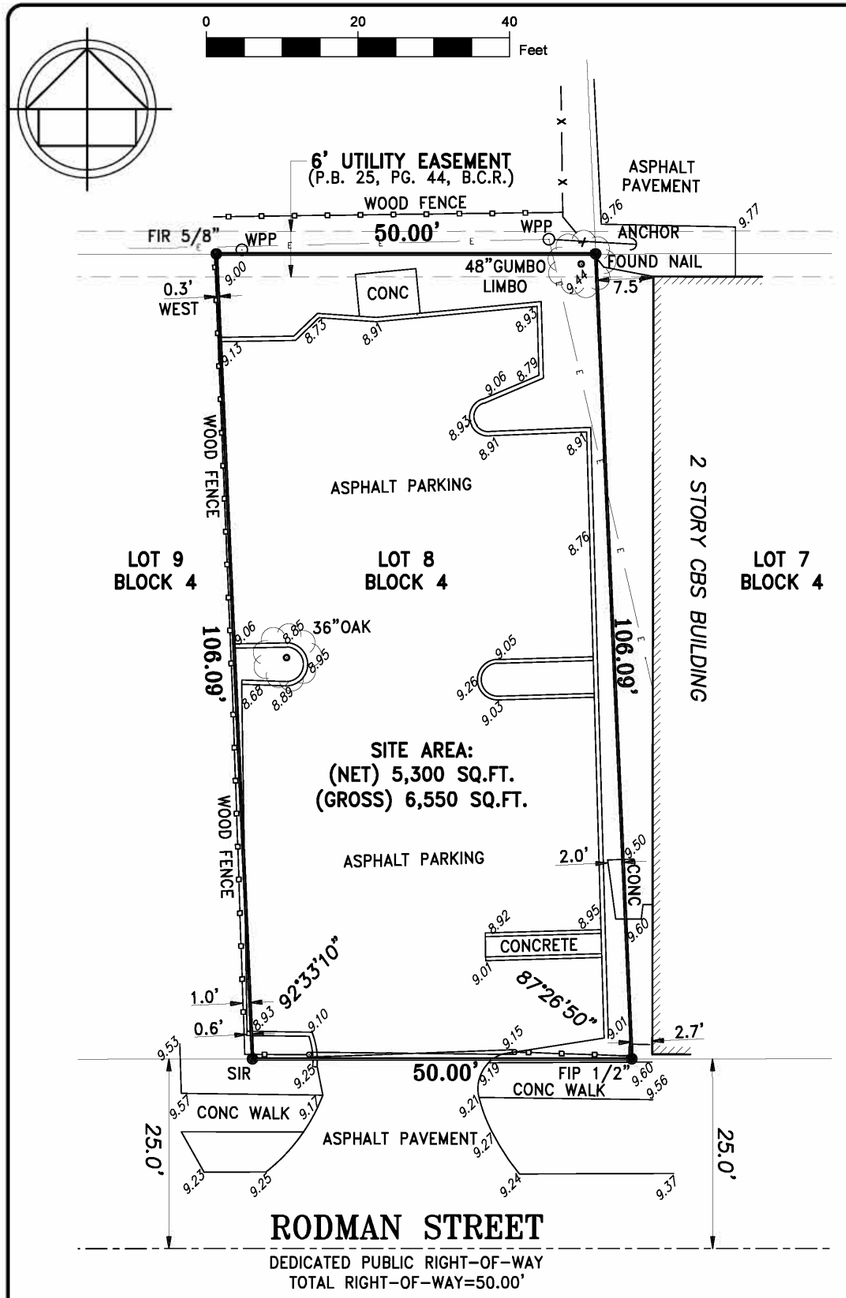
STATE OF FLORIDA · DEISY J. ACEVEDO · AR101706 · REGISTERED ARCHITECT

DRAWN	M.J.G.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005

A-0
OF SHEETS

C:\Users\Mary\OneDrive - DAISY J. ACEVEDO, ARCHITECT CORP\Daisy J Architect Corp\2022\22-005 METAL BUILDING RODMAN STREET\2- SITE PLAN\20-005-COVER SHEET PDB.dwg, 5/16/2025 10:34:40 AM, _DWG to PDF.pc3

ALTA/NSPS LAND TITLE SURVEY





LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET
NTS	NOT TO SCALE

RESTRICTIONS/EASEMENTS:

1. ALL MATTERS CONTAINED ON THE PLAT OF BEVERLY PARK, AS RECORDED IN PLAT BOOK 25, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
2. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
3. LIABILITY FOR POSSIBLE CONTINUING VIOLATION ACCORDING TO ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN RECORDED IN INSTRUMENT NUMBER 114190646; INSTRUMENT NUMBER 114818320, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: FDOT BENCHMARK 'BM8', ELEVATION=9.78' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC. AGENT'S FILE REFERENCE: 23-013-HARRISON WITH A EFFECTIVE DATE OF APPROVED BASE TITLE INFORMATION: AUGUST 8, 2002 AND AN EFFECTIVE DATE OF SEARCH: NOVEMBER 3, 2023 AT 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY OTHER THAN (THE SW CORNER OF THE PARKING LOT ENCROACHES ON THE LOT TO THE WEST BY 0.6'), AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO RODMAN STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 25, PAGE 44, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LAND DESCRIPTION:

LOT 8, BLOCK 4 OF "BEVERLY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 14, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 21ST, 2024.

RICHARD E. COUSINS LICENSE NUMBER 4188 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Richard E Cousins
Date: 2025.01.22 16:04:35 -05'00'

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10135-24

CLIENT :
TONY DHU

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	01/18/24	SKETCH	JD	REC
UPDATE SURVEY	08/21/24	SKETCH	REC	REC
REVIEWED TITLE SEARCH REPORT	12/23/24	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0727H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS : 6013 RODMAN STREET

SCALE: 1"= 20'

SHEET 1 OF 1

REVISION	BY:
1 8/1/24	
3 2/26/25	
4 5/12/25	

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVIE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
AR NO. 101706

DAISY ACEVEDO ARCHITECT

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD , FL 33023

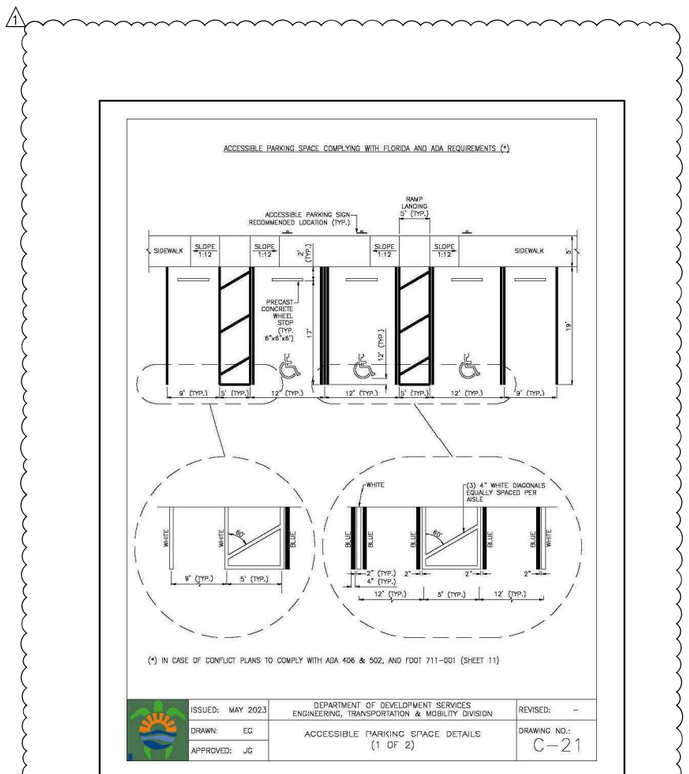
Digitally signed by Deisy Acevedo
Date: 2025.05.16 11:01:49 -04'00'

STATE OF FLORIDA — DEISY J. ACEVEDO — AR101706 — REGISTERED ARCHITECT

DRAWN	D.J.A.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005

SP-1
OF SHEETS

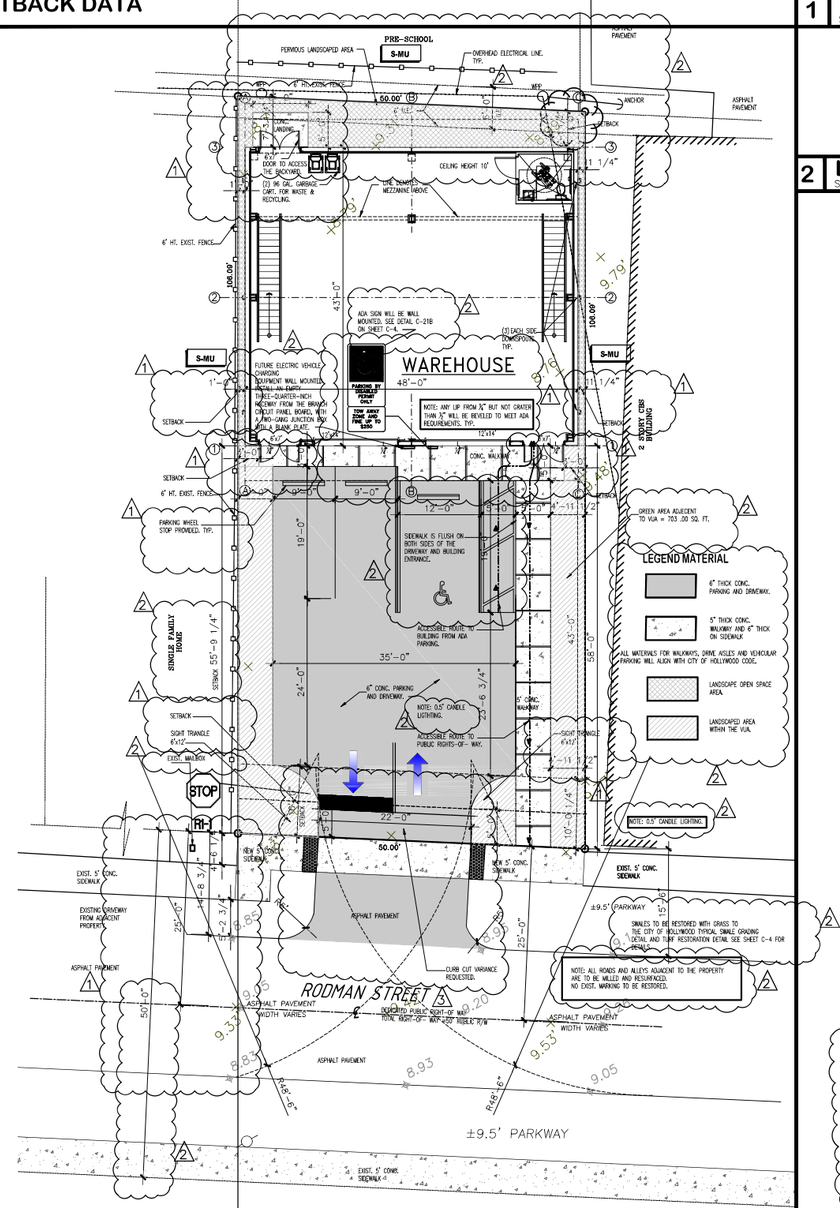
5 PARKING DETAIL
N.T.S.



7 SETBACK DATA

SETBACK DATA				
	LANDSCAPE SETBACK REQUIRED	LANDSCAPE SETBACK PROVIDED	BUILDING SETBACK REQUIRED	BUILDING SETBACK PROVIDED
NORTH (REAR) SETBACK	5'-0"	5'-2"	5'-0"	5'-1 1/2"
SOUTH (FRONT) SETBACK	10'-0"	10'-0"	10'-0"	55'-9 1/4"
EAST (SIDE) SETBACK	-	-	0'-0"	11 1/4"
WEST (SIDE) SETBACK	-	-	0'-0"	1'-0""

4 PROPOSED SITE PLAN
SCALE: 1"= 10'-0"



3 BUILDING DATA
SCALE:

VARIANCE REQUESTED

EXPANDING THE CURB CUT.
MAXIMUM CURB CUT 30% OF THE PROPERTY.
(50X0.30=15 FEET WIDE).
MINIMUM WIDTH FOR 2 WAYS TRAFFIC = 22'.

PROPOSED- OWNER IS REQUESTING AN OPENING OF 22 FEET WHEN THE SITE REQUIRES AN OPENING OF 15 FEET, A DIFFERENCE OF 7 FEET.

PARKING DATA:

AS REQUESTED BY THE CITY OF HOLLYWOOD:

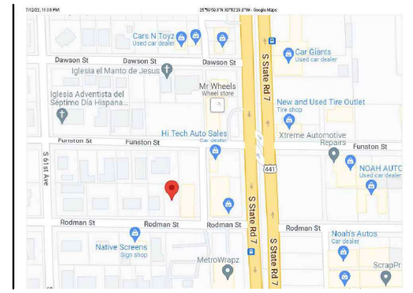
TOTAL PARKING REQUIRED (WAREHOUSE) = 1/ PER 1000
2,040 / 1000 = 2 SPACES

TOTAL PARKING PROVIDED = 3 SPACES
(INCLUDING 1 HANDICAPPED SPACES)

LOADING ZONE

LOADING ZONE: ——— NOT REQUIRED

TOTAL PARKING PROVIDE = 3 SPACES



1 LOCATION MAP
SCALE: N.T.S.

NORTH

LAND DESCRIPTION :

LOTS 8, BOOK 4, BEVERLY PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2 LEGAL DESCRIPTION
SCALE: N.T.S.

PROJECT DESCRIPTION:- MAIN SITE DATA TABLE
NEW WAREHOUSE METAL BUILDING

PROPERTY ADDRESS: 6013 RODMAN STREET, HOLLYWOOD FL 33023

ZONING DESIGNATION: ——— S-MU
WATER / WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

NON RESIDENTIAL DEVELOPMENT:
PROPOSED USE: ——— WAREHOUSE FOR TEXTILE MATERIAL

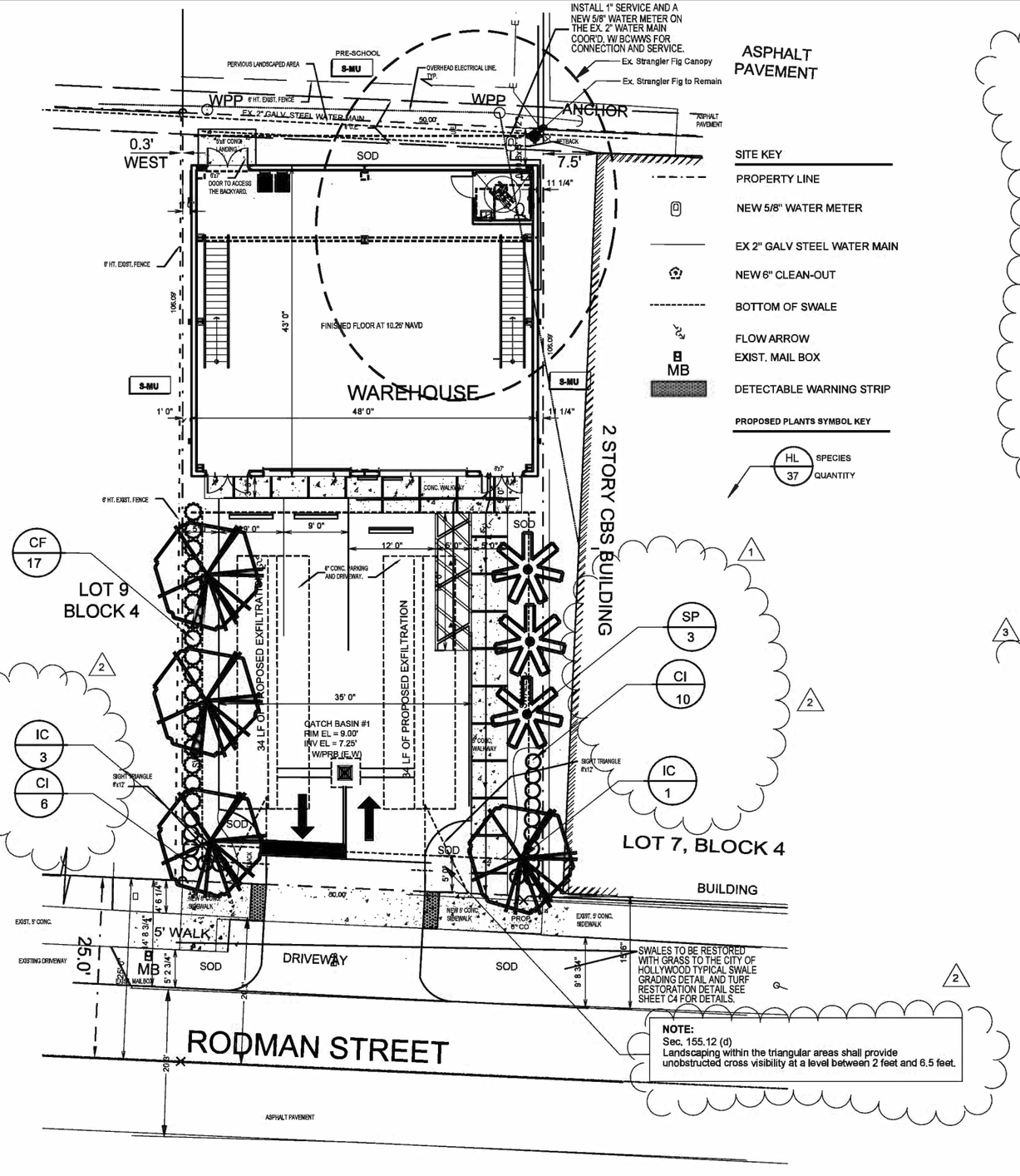
TOTAL SITE AREA:
SITE AREA : ——— 5,300.00 SQ.FT. 0.12 AC.
BUILDING HEIGHT ALLOWED: ——— 65'-0"
BUILDING HEIGHT PROVIDED: ——— 24'-0" A.F.F. (TOP OF RIDGE)
NUMBER OF STORIES: ——— (1) STORY BUILDING

PERVIOUS / IMPERVIOUS AREAS:
BUILDING FOOTPRINT: ——— 2,040.00 SQ. FT.
VEHICULAR USE AREA: ——— 1,738.00 SQ. FT.
CONC. WALKWAY AREA: ——— 482.00 SQ. FT.
LANDSCAPE AREA: ——— 1,039.00 SQ. FT.

OPEN SPACE REQUIRED: ——— 5% MIN. OF TOTAL SITE AREA =265.00 SQ. FT.
OPEN SPACE PROVIDED: ——— 3,260.00 SQ. FT.= 62% OF TOTAL SITE AREA

LANDSCAPE WITHIN VEHICULAR USE AREA (15 % REQUIRED):
VEHICULAR USE AREA: ——— 15% OF 1,738.00 = 260.85 SQ. FT.
GREEN AREA ADJACENT TO VUA: ——— 703.00 SQ. FT. OR 40 % OF VUA

BUILDING DATA
TYPE OF CONSTRUCTION:FBC TYPE II-B / NFPA TYPE II(222)
(NOT SPRINKLERED)
OCCUPANCY GROUP: GROUP "S1"



ASPHALT PAVEMENT

SITE KEY

PROPERTY LINE

NEW 5/8" WATER METER

EX 2" GALV STEEL WATER MAIN

NEW 6" CLEAN-OUT

BOTTOM OF SWALE

FLOW ARROW

MB EXIST. MAIL BOX

DETECTABLE WARNING STRIP

PROPOSED PLANTS SYMBOL KEY

HL 37 — SPECIES / QUANTITY

SEAL AND SIGNATURE FOR SHEETS:
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
I-1 IRRIGATION PLAN
I-2 IRRIGATION DETAILS
T-1 TREE DISPOSITION

Landscape Tabulations

Landscape buffer frontage less entry drive	34	
Buffer trees required (1 tree per 30 lf of buffer)	1	
Buffer trees provided	1	Ilex cassine
Paved VUA	1678	
Pervious area required 15% of paved VUA	252	
Pervious area provided	980	
Pervious area trees required (1/1000)	1	
Pervious area trees Provided	1	Ilex cassine
Street Perimeter	49.3	
Street Perimeter Trees Required (1/50lf)	1	
Street Perimeter of VUA Trees Provided	1	Ilex cassine
Terminal Parking Island Trees Required (1 Tree/190 sf of parking island)	2	
Area of Terminal Parking Islands	270.75	
Terminal Parking Island Trees Required	2	
Terminal Parking Island Trees Provided	2	Sabal palmetto, Ilex cassine
Total Number of Trees Required	5	
Total Number of Trees Provided	5	Ilex cassine, Sabal palmetto
Required Native Trees at 60% of Required Trees	3	
Native Trees Provided	5	Ilex cassine, Sabal palmetto
Total Number of buffer shrubs Required	17	
Total Number of Native Shrubs Provided	33	Cocoplum, Small Leaf Clusia

Plant List

Quantity	Key	Botanical Name	Common Name	Size and Specification
4	IC	Ilex cassine	Dahoon Holly	14" ht, 3-4" dbh, 5' CT, dense canopy, Florida #1
3	SP	Sabal palmetto	Cabbage Palm	Min. 10' CT, Booted, unscarred trunk, Florida #1, see sheet L-2 palm detail 13.2
16	CI	Chrysobalanus icaco 'Redtip'	Redtip Cocoplum	24" x 24", full to base, 24" OC, Florida #1.
17	CF	Clusia flava	Clusia guttifera	42" x 30", full to base, 30" OC, Florida #1.
as needed	SOD	Stenotaphrum secundatum 'Floratam'	St. Augustine Floratam	see sheet L-2

City of Hollywood Planting Notes:

1. All plant material shall be Florida No. 1 or better according to Grades and Standards for Nursery Plants. All trees that are designated as single-trunk trees shall have a single, dominant leader, proper structural branching and even distribution of their branches and a relatively straight trunk. Trees with bark inclusion, trees that have been tipped, and co-dominant trunks at any heights will not be accepted. Trees with girdling, sucking and/or plumbing roots will be considered culls and therefore rejected.
2.
3. All trees and palms must be planted so the top of the root ball, root flair, and first order roots are at the same level or slightly above the final grade. (Adventitious roots are not considered first order roots.)
4. All synthetic burlap, synthetic string or cords shall be removed from the rootballs before any trees are planted. The top portion of burlap must be removed from the top of the rootballs. The top 1/3rd of wire baskets shall be removed, the bottom 2/3rds shall be cut before the trees are installed.
5. All synthetic tape (i.e., tagging tape, nursery tape) shall be removed from trunks, branched, etc. before inspection. Remove all bamboo and metal stakes from the trees.
6. Trees shall have a mulch ring of a minimum of 4' diameter. Mulch should have a minimum depth of 2" and a maximum depth of 3". All planting beds must be mulched. Mulch should be kept 3" from the base of all plant material. Cypress mulch, Eucalyptus, red, gold and green mulch is prohibited. Other clean hardwood species or clean recycled mulch may be used. Establish clean planting bed lines, leave > 1 ' on either side of the plant material for maintenance.
7. All trees and palms shall be guyed with proper horticultural and arboricultural techniques. Do not use wire, black strapping, or other synthetic material for the staking of trees. Use biodegradable material for staking. Nailing into trees and palms for any reason is prohibited. All staking material shall be removed once trees are established.
8. Shrubs at the time of installation shall not be less than the specified height.
9. Ground cover areas at the time of installation shall be planted with a minimum of the on center spacing specified.
10. All landscape areas shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in groundcover and shrub areas. The rain sensor must be installed and operational as well as the rust inhibitor if applicable.
11. In compliance with the City's landscape code of ordinances all planting bed areas must have a minimum of 6" of planting soil, and all sodded areas shall have 2" of planting soil. This soil shall be tilled into existing soil on site. All soil shall be free of weeds and other noxious materials. Recycled compost is encouraged as a soil amendment.
12. All utility equipment, such as FPL boxes, cable TV boxes, back flow preventers, irrigation equipment, and air conditioner units shall be screened with appropriate plant material.
13. Tree protection barriers must be in place prior to the commencement of ANY work on the property.
14. Tree removal and/or tree relocation permits must be obtained through the City prior to any work being done on the property.
15. Contractor shall follow approved landscape plans for species, sizes, locations, quantities, quality, etc. If Contractor is unable to locate plant material at required specifications please contact the City staff prior to any changes being made.
16. All grass areas shall be sodded with a species of grass that will survive as a permanent lawn in Broward County provided with appropriate and adequate watering and fertilization. Sod provided must be true to type, viable, reasonably free of weeds, insects, and disease, and capable of growth and development. Sod shall be aligned with tightly fitted joints and no overlap of butts or sides. Sod pieces shall have adequate soil backing for continuous root growth and irrigation retention. Subgrade of lawn areas shall be reasonably free of all stones, sticks, roots and other matter prior to the placement of sod. The subgrade must be covered with a suitable soil composite that permits viable sod growth.
17. Top soils shall be required as specified. All planting holes for trees shall be two (2) times the width of the root ball of the plant material. A maximum of three (3) inches of clean mulch shall be installed around each tree planting and throughout planting beds. Mulched areas around trees shall have a minimum of a two-foot radius. Mulch shall be kept three (3) inches away from the trunks and stems of plants.
18. Contractor shall check existing irrigation system prior to planting to ensure that the system provides 100% coverage with approximately 50% overlap. Deficiencies shall be brought to the attention of the owner's representative for correction as needed.
19. Root barrier systems shall be installed in situations where a tree or palm is planted within ten (10) feet of a paved surface or infrastructure. Root barrier system shall consist of Biobarrier Root Control System or approved equal

NORTH

0 4 8 16 24

1" = 8'

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
U.N.C.L.E. UNDERGROUND UTILITIES NOTIFICATION CENTER

ELECTRICAL HAZARD
All work in the vicinity of overhead power lines shall comply with ANSI Z 133.1.
Contact FPL before beginning work.

seal #LA 0001111
Peter DeWick
signature
revision/date
1. Revised site plan 4-2-24
2. Revised site plan 5-12-24
3. City staff comments 10-4-24
4. site plan revision 4-10-25

LANDSCAPE PLAN

Peter DeWick & Associates
4165 SW 23 Street
Ft. Lauderdale, Florida 33317
Tel. (954) 792-4023
www.land-planning.org

comm. no 11623 | date: 5/11/23
drawn by: jd | checked by: phd

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
Hollywood, Florida

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sheet no. L-1 of
project no.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THTS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVNG THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATI0N.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

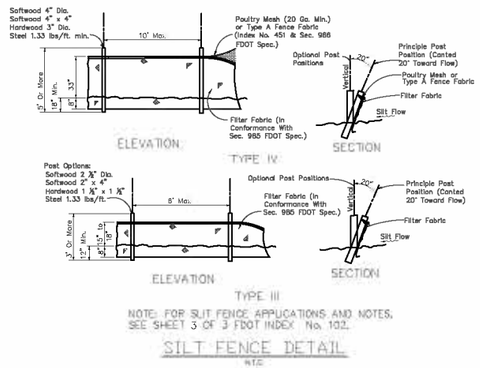
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

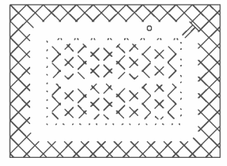
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL

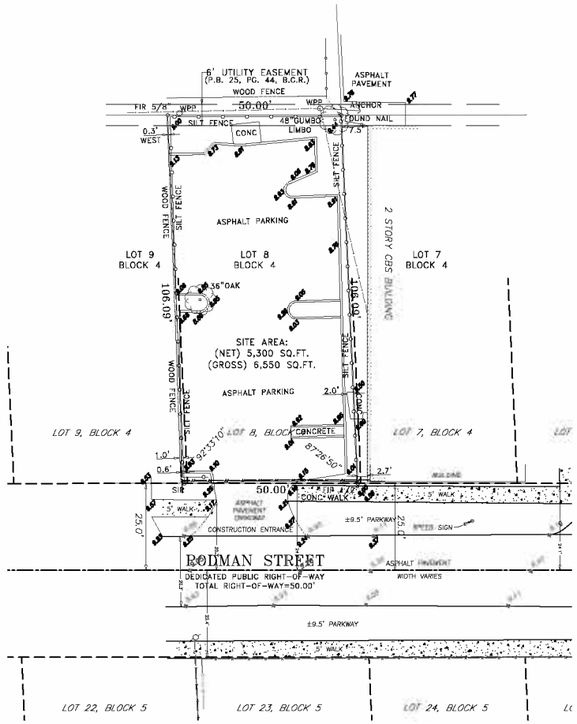
N.T.S.



NOTE: INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.

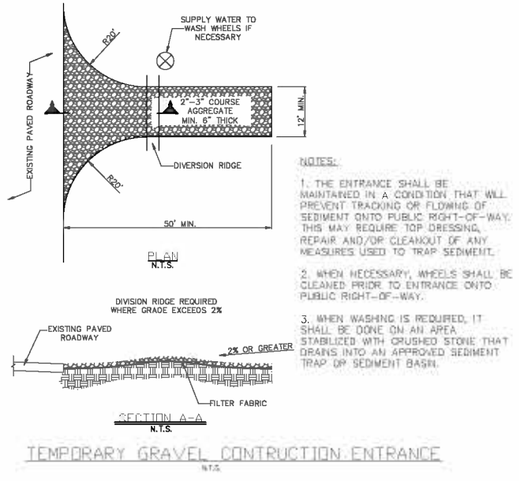
INLET PROTECTION

N.T.S.



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'



TEMPORARY GRAVEL CONTRUCTION ENTRANCE

N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11360 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson
Digitally signed by Regina Bobo-Jackson
Date: 2025.05.06 14:51:23 -04'00'

REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER

REGINA BOBO—JACKSON, P.E.
FL P.E. NO.: 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

REVISIONS

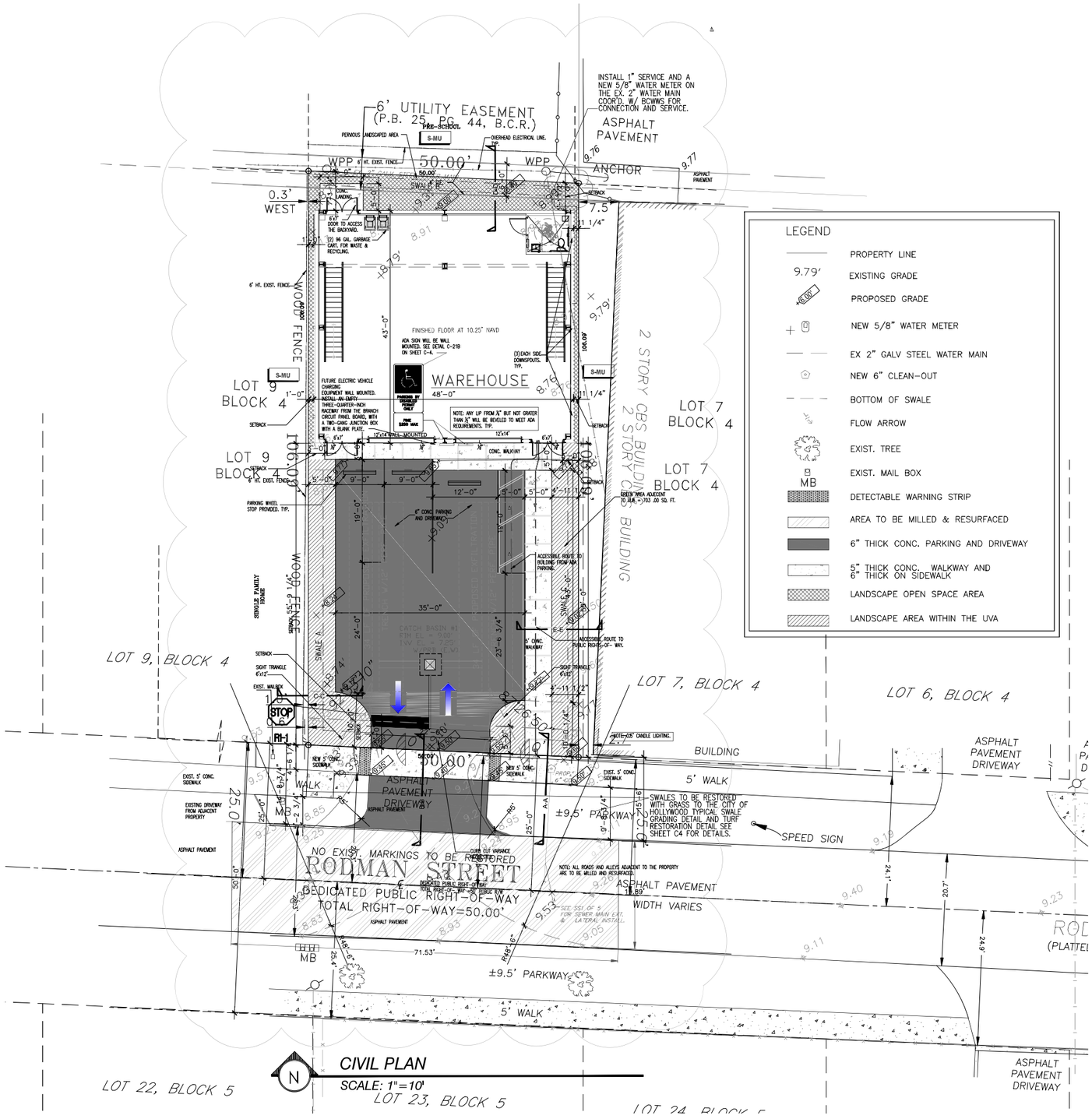
No.	DATE	DESCRIPTION

GEA PROJECT NO. : 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

C1 of 5



LEGEND

- PROPERTY LINE
- 9.79' EXISTING GRADE
- 9.00' PROPOSED GRADE
- NEW 5/8" WATER METER
- EX 2" GALV STEEL WATER MAIN
- NEW 6" CLEAN-OUT
- BOTTOM OF SWALE
- FLOW ARROW
- EXIST. TREE
- B MB EXIST. MAIL BOX
- DETECTABLE WARNING STRIP
- AREA TO BE MILLED & RESURFACED
- 6" THICK CONC. PARKING AND DRIVEWAY
- 5" THICK CONC. WALKWAY AND 6" THICK ON SIDEWALK
- LANDSCAPE OPEN SPACE AREA
- LANDSCAPE AREA WITHIN THE UVA

LEGAL DESCRIPTION

LOT 8, BOOK 4 OF BEVERLY PARK, AS RECORDED IN PLAT BOOK 25, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE SURVEY WAS PROVIDED BY JOHNSTON & JOHNSTON LAND SURVEYING SERVICES, INC.
2. ELEVATIONS ARE NOT PROVIDED ON THIS SURVEY.
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR, IF REQUIRED. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ANY DISTURBED EXISTING MANHOLES, VALVE BOXES, BLOW- OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS OR STORM WATER FACILITIES. FILTER FABRIC SHALL BE INSTALLED IN INLETS PRIOR TO THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES MUST BE USED FOR EROSION AND SEDIMENT CONTROL.
2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
5. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) SHALL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY SHALL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
6. A NEW WATER SERVICES CONNECTIONS SHALL BE INSTALLED, COORDINATE WITH BROWARD COUNTY WATER AND WASTEWATER SERVICES (BCWWS). THE NEW SERVICE AND METER SHALL BE IN ACCORDANCE WITH BCWWS STANDARDS.
7. FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS FOR ADA ACCESSIBLE ROUTES BETWEEN THE ADA ACCESSIBLE PARKING AND BUILDING ACCESS AND ACCESSIBLE ROUTE TO THE PUBLIC RIGHTS-OF-WAY ANY LIP.
8. ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

SITE CALCULATIONS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	0 SQ FT	2,040 SQ FT
DRIVEWAY & WALKWAYS	4,375 SQ FT	2,145 SQ FT
LANDSCAPE AREA	925 SQ FT	1,115 SQ FT
TOTAL AREA	5,300 SQ FT	5,300 SQ FT
TOTAL PERVIOUS AREA	925 SQ FT	1,115 SQ FT
TOTAL IMPERVIOUS AREA	4,375 SQ FT	4,185 SQ FT

DEMAND TABLE

Type Demand	Type Unit	Demand /Unit	Unit	No. of Units	Demand
Prior Water Demand	Parking Lot	0	ea.	1	0 gpd
Prior Wastewater Demand	Parking Lot	0	ea.	1	0 gpd
Proposed Water Demand	Warehouse	26 gpd/unit	ea.	2,040 sf/1	53.04 gpd
Proposed Wastewater Demand	Warehouse	26 gpd/unit	ea.	2,040 sf/1	53.04 gpd

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GATOR ENGINEERING ASSOCIATES INC.
11360 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson
Digitally signed by Regina Bobo-Jackson
Date: 2025.04.08 11:12:29 -04'00'
REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:
REGINA BOBO-JACKSON, P.E.
FL. P.E. NO.: 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

REVISIONS

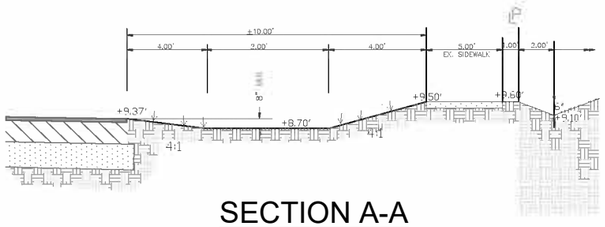
No.	DATE	DESCRIPTION
1	11.12.25	ADDRESSED DRC COMMENTS

GEA PROJECT NO. : 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

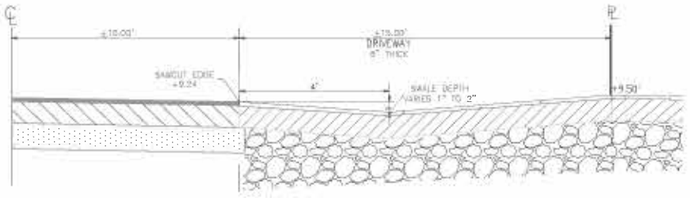
SHEET TITLE

CIVIL PLAN

C2 of 5



SECTION A-A
NTS



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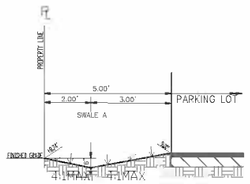

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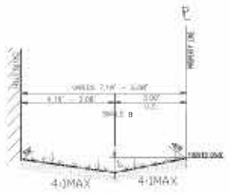

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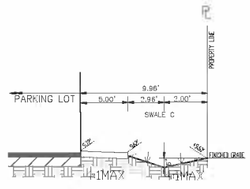

SECTION E-E
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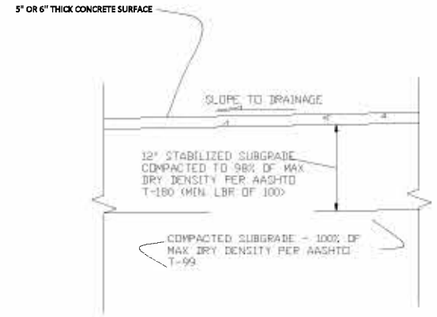
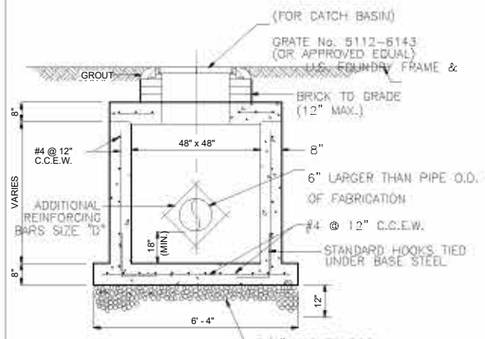


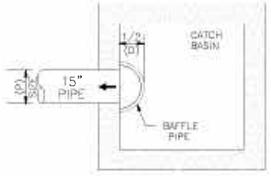
NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF THE CONCRETE SURFACE.
2. CONCRETE PARKING AND DRIVEWAY ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) SHALL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND SHALL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK.
3. THE ENTIRE PARKING AREA AND DRIVEWAY SHALL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT.
4. THE EXISTING ASPHALT IN THE CITY ROW SHALL BE SAWCUT FOR A CLEAN STRAIGHT EDGE CONNECTION.

CONRETE PAVEMENT DETAIL
N.T.S.



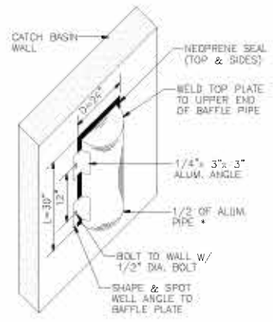
SECTION

PRECAST DRAINAGE CATCH BASIN
N.T.S.



PLAN VIEW

NOTE:
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.



POLLUTION RETARDENT BAFFLE (PRB)
N.T.S.

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

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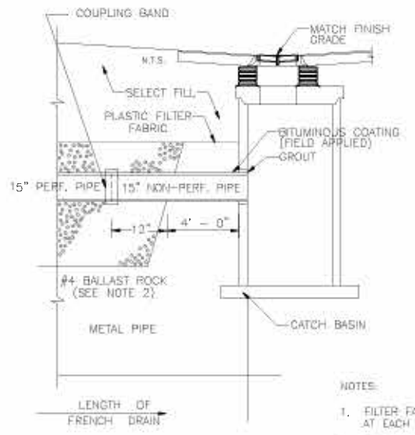
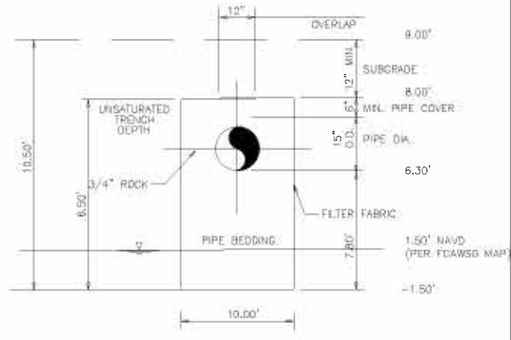


LONGITUDE SECTION



TRANSVERSE SECTION

NOTES:
1. FILTER FABRIC PER F.D.O.T. STD. INDEX #199 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 9.50 FEET.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

TYPICAL DETAIL – EXFILTRATION TRENCH
N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson
Digitally signed by Regina Bobo-Jackson
Date: 2023.05.08 11:17:21 -04'00'
REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL
DIGITALLY SIGNED BY REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

REVISIONS

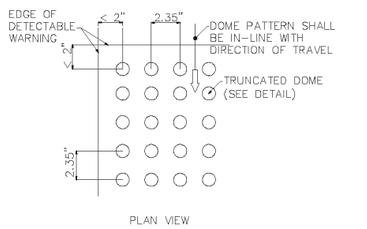
No.	DATE	DESCRIPTION

GEA PROJECT NO. : 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

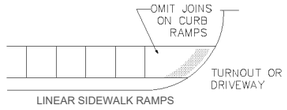
SHEET TITLE

SECTIONS & DETAILS

C3 of 5

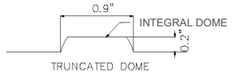


PLAN VIEW



LINEAR SIDEWALK RAMPS

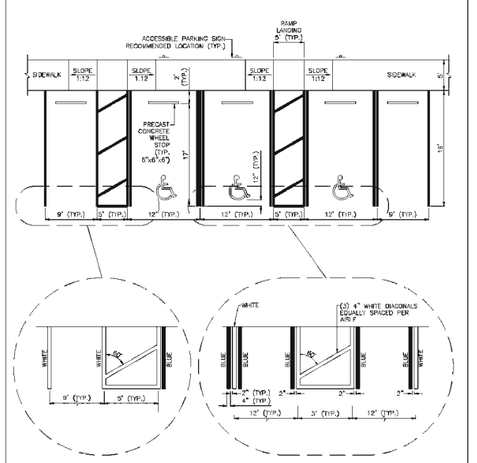
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK OF CURB PER FDOT SPECIFICATION 527 AND FDOT STANDARD INDEX 522-002..



CURB RAMP DETECTABLE WARNING

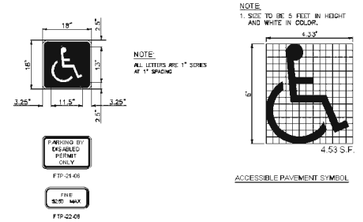
NOT TO SCALE

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)		DRAWING NO.: C-21A
APPROVED: JG			



NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

ACCESSIBLE PAVEMENT SYMBOL

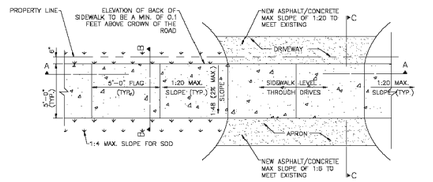
SIGNAGE NOTES:

1. FTP-21-08 & FTP-22-08 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

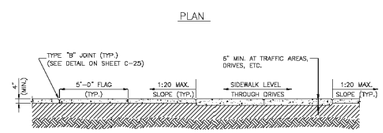
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LINE PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/DCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

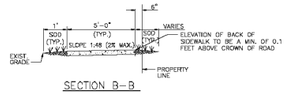
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)		DRAWING NO.: C-21B
APPROVED: JG			



PLAN



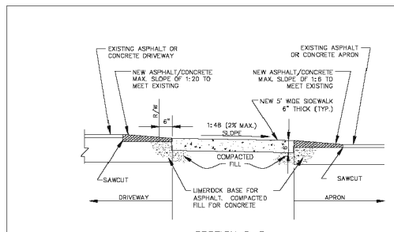
SECTION A-A



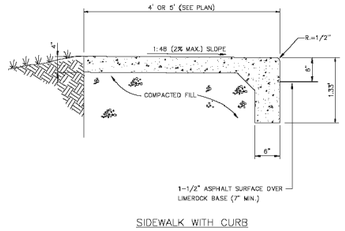
SECTION B-B

NOTE:
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)		DRAWING NO.: C-23
APPROVED: JG			

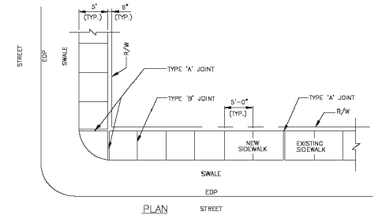


SECTION C-C

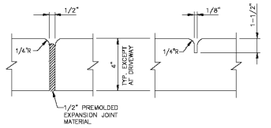


SIDEWALK WITH CURB

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)		DRAWING NO.: C-24
APPROVED: JG			



PLAN



TYPE 'A' TYPE 'B'

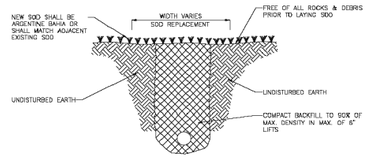
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS, WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

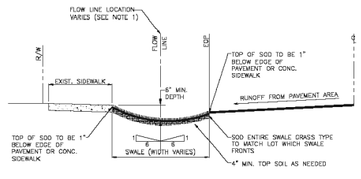
NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)		DRAWING NO.: C-25
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TURF RESTORATION DETAIL		DRAWING NO.: C-32
APPROVED: JG			



NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 8:1 SLOPE FROM THE EXIST. OF S/W AND 8:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING		DRAWING NO.: C-33
APPROVED: JG			

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GATOR ENGINEERING ASSOCIATES, INC.
1580 TEMPLE STREET
CORAL SPRINGS, FL 33071
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson
Digitally signed by Regina Bobo-Jackson
Date: 2023.03.06 10:58:47 -05'00'

REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 03/06/2023
REGINA BOBO-JACKSON, P.E.
FL P.E. REG. NO.: 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

REVISIONS		
No.	DATE	DESCRIPTION

GEA PROJECT NO.: 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.R.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

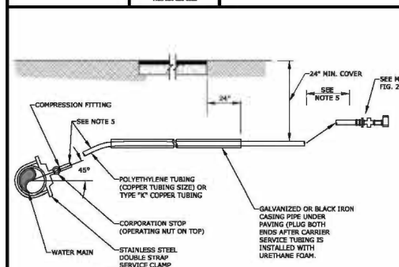
DETAILS

C4 of 5

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-3932

STANDARD DETAIL



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 24'.
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

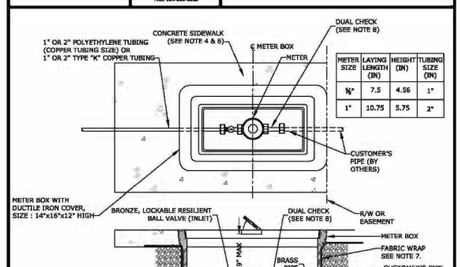
THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

REVISED	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-3932

STANDARD DETAIL



METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)	TUBING SIZE (IN)
⅝"	7.5	4.56	1"
1"	10.75	5.75	2"

NOTES:

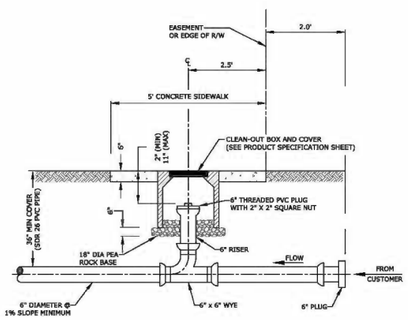
1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING AND 21" FOR 2" TUBING. ⅝" METERS SHALL HAVE A 1" SERVICE LINE, AND 1" METERS SHALL HAVE A 2" SERVICE LINE.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY MWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID. BALL VALVE AND BOTH METER COUPLINGS SHALL BE VISIBLE IN THE METER BOX.
6. WHEN THESE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK ON SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

REVISED	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE 226
7/7/2021		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-3932

STANDARD DETAIL



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REVISED	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE	FIGURE 341
7/7/2021		

Fire Flow Calculations

6013 Roadman Street

Based on Type II (222) construction.

As per NFPA 1 (2018 Ed.) Section 18.4.4.2 — "The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors."

The total area of the three largest successive floors is 2,040 square feet, and as per NFPA 1 (2021 Ed.) Table 18.4.5.2.1, the fire flow required is 1,500 gpm for a duration of 2 hours.

As per NFPA 1 (2021 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

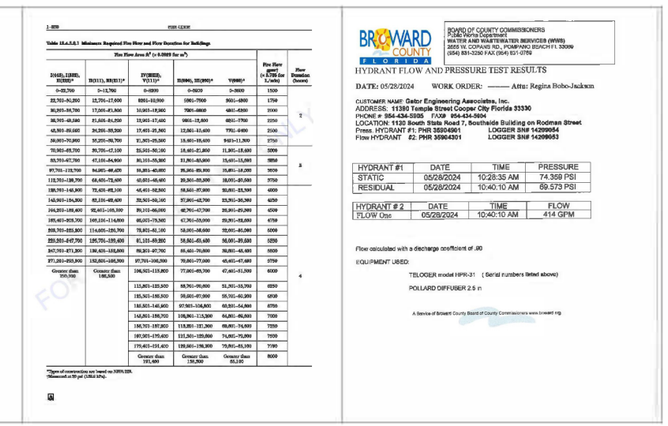
1,500 gpm x 75% = 1,125 gpm (Fire Flow Credit)

1,500 gpm - 1,125 gpm = 375 gpm

414 gpm is provided by hydrant #2, see attached Hydrant Flow and Pressure Test Results

As per NFPA 1 (2021 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.

Fire Flow Required = 1,000 gpm



1-359 FIRE CODE

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area (A^a) (× 0.0929 for m^2)						
[1(43), 1(33), 1(32)]*	[2(11), 2(12)]*	[3(22), 3(23), 3(24), 3(25), 3(26)]*	[5(11), 5(12), 5(21), 5(22), 5(31), 5(32), 5(41), 5(42)]*	[5(13), 5(23), 5(33), 5(43)]*	Fire Flow (gpm) (× 3.785 for L/min)	Flow Duration (hours)
0–22,700	0–12,700	0–8,900	0–8,200	0–8,900	1500	2
22,701–30,200	12,701–17,000	8901–12,000	8201–11,300	8901–12,000	1750	
30,201–38,700	17,001–21,800	12,001–15,200	11,301–14,500	12,001–15,900	2000	
38,701–48,300	21,801–27,200	15,201–17,600	14,501–17,900	15,901–17,900	2250	
48,301–59,600	27,201–33,200	17,601–20,300	17,901–21,500	17,901–21,800	2500	
59,601–72,900	33,201–39,700	20,301–23,000	21,501–25,000	21,801–25,800	2750	
72,901–88,200	39,701–47,100	23,001–26,000	25,001–28,600	25,801–29,800	3000	
88,201–107,700	47,101–56,900	26,001–29,900	28,601–33,100	29,801–35,000	3250	3
107,701–130,700	56,901–68,400	29,901–33,900	33,101–38,200	35,001–40,200	3500	
130,701–157,300	68,401–82,400	33,901–38,200	38,201–43,800	40,201–46,200	3750	
157,301–189,000	82,401–98,900	38,201–43,000	43,801–50,000	46,201–52,900	4000	
189,001–227,100	98,901–118,900	43,001–48,400	50,001–57,300	52,901–60,300	4250	
227,101–272,700	118,901–142,900	48,401–54,500	57,301–65,700	60,301–69,200	4500	
272,701–327,300	142,901–171,400	54,501–61,400	65,701–75,500	69,201–79,200	4750	
327,301–392,400	171,401–205,700	61,401–69,100	75,501–87,000	79,201–89,000	5000	
392,401–470,900	205,701–246,800	69,101–77,800	87,001–100,000	89,001–93,800	5250	
470,901–564,700	246,801–296,200	77,801–87,500	100,001–115,000	93,801–98,800	5500	
564,701–677,600	296,201–355,400	87,501–98,500	115,001–132,000	98,801–103,900	5750	
677,601–812,400	355,401–425,800	98,501–107,700	132,001–152,000	103,901–109,100	6000	
812,401–974,900	425,801–511,200	107,701–118,900	152,001–174,000	109,101–114,400	6250	
974,901–1,170,000	511,201–613,400	118,901–132,000	174,001–200,000	114,401–120,000	6500	
1,170,001–1,404,000	613,401–736,200	132,001–145,900	200,001–230,000	120,001–126,000	6750	
1,404,001–1,684,800	736,201–883,400	145,901–160,600	230,001–264,000	126,001–132,000	7000	
1,684,801–2,021,800	883,401–1,060,200	160,601–176,700	264,001–304,000	132,001–138,900	7250	
2,021,801–2,426,200	1,060,201–1,272,400	176,701–194,400	304,001–350,000	138,901–145,900	7500	
2,426,201–2,911,400	1,272,401–1,527,000	194,401–213,900	350,001–400,000	145,901–153,100	7750	
2,911,401–3,491,300	1,527,001–1,832,400	213,901–235,300	400,001–459,000	153,101–160,600	8000	4
3,491,301–4,189,500	1,832,401–2,199,000	235,301–258,900	459,001–528,000	160,601–168,900	8250	
4,189,501–5,027,400	2,199,001–2,639,200	258,901–284,800	528,001–608,000	168,901–177,400	8500	
5,027,401–6,032,900	2,639,201–3,167,000	284,801–313,300	608,001–700,000	177,401–186,400	8750	
6,032,901–7,239,500	3,167,001–3,800,400	313,301–344,600	700,001–800,000	186,401–196,000	9000	
7,239,501–8,687,400	3,800,401–4,560,400	344,601–379,100	800,001–900,000	196,001–206,200	9250	
8,687,401–10,425,000	4,560,401–5,472,400	379,101–417,000	900,001–1,000,000	206,201–217,000	9500	
10,425,001–12,511,000	5,472,401–6,568,000	417,001–458,700	1,000,001–1,100,000	217,001–228,200	9750	
Greater than 12,511,000	Greater than 6,568,000	Greater than 458,700	Greater than 1,100,000	Greater than 228,200	10000	

*Type of construction as listed in NFPA 220.
^a Measured in ft² or m² (GSA 20%).

BROWARD COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., POMPANO BEACH FL 33069
(954) 831-0300 FAX: (954) 831-0776

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 05/28/2024 WORK ORDER: ——— Attn: Regina Bobo-Jackson

CUSTOMER NAME: Gator Engineering Associates, Inc.
ADDRESS: 11350 Temple Street Cooper City Florida 33330
PHONE # 954-434-5905 FAX# 954-434-5904
LOCATION: 1120 South State Road 7, Southside Building on Rodman Street
Press. HYDRANT #1: PHR 36904001 LOGGER S/N# 14209654
Flow HYDRANT #2: PHR 36904301 LOGGER S/N# 14209653

HYDRANT #1	DATE	TIME	PRESSURE
STATIC	05/28/2024	10:28:35 AM	74.369 PSI
RESIDUAL	05/28/2024	10:40:10 AM	69.573 PSI

HYDRANT # 2	DATE	TIME	FLOW
FLOW One	05/28/2024	10:40:10 AM	414 GPM

Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

TELOGER model HPR-31 (Serial numbers listed above)

POLLARD DIFFUSER 2.5 in

A Service of Broward County Board of County Commissioners www.broward.org

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GATOR ENGINEERING ASSOCIATES, INC.
11350 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson — Digitally signed by Regina Bobo-Jackson Date: 2025.05.06

REGINA BOBO-JACKSON LICENSE No. 38550 STATE OF FLORIDA PROFESSIONAL ENGINEER

REGINA BOBO-JACKSON, P.E.
FLORIDA P.E. NO. 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO. : 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

DETAILS

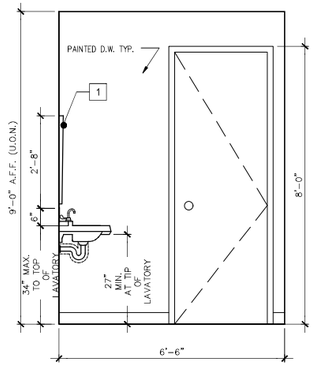
C5 of 5

TOILET ROOMS TO RECEIVE:

1	16" x 30" MIRROR.
2	SURFACE MOUNTED SOAP DISPENSER.
3	GRAB BAR 36"L x 1 1/2" DIA.
4	GRAB BAR 42" L x 1 1/2" DIA.
5	SINGLE TOILET PAPER DISPENSER.
6	RECESSED MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE

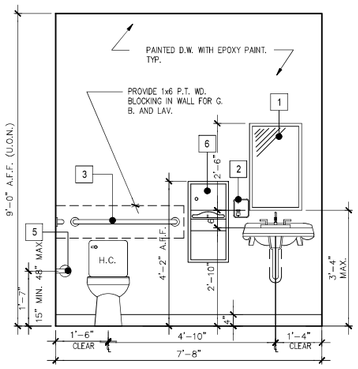
NOTE:

1. WALLS IN ALL TOILET ROOMS MUST BE IMPERVIOUS TO A HEIGHT OF AT LEAST 4' ABOVE THE FLOOR PER 443.3.5.5. F.B.C.
2. FLOOR BASE IN TOILET ROOMS MUST BE SMOOTH, HARD AND NON-ABSORBENT PER 1210.1 FBC.
3. ALL BATHROOM ACCESSORIES SUPPLIED AND INSTALLED BY G. CONTRACTOR. SELECTED BY OWNER. TYP.



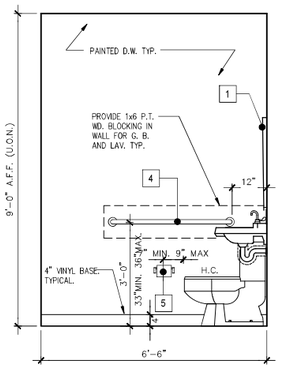
ELEVATION "C"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



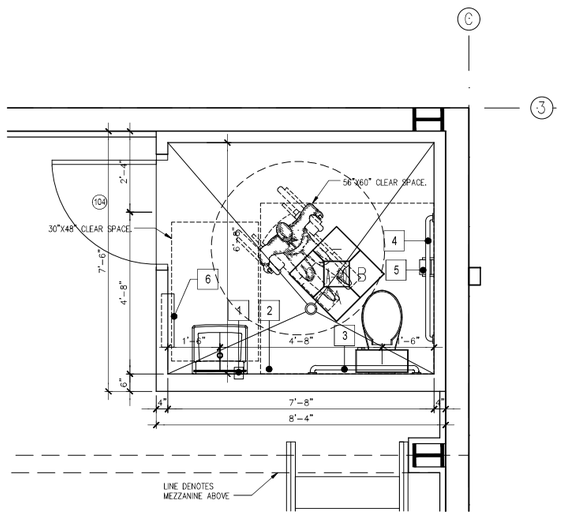
ELEVATION "A"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



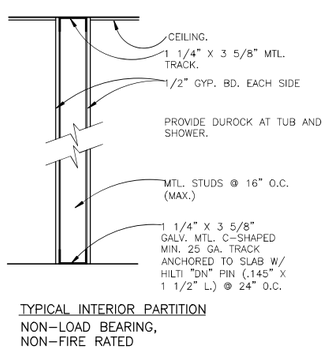
ELEVATION "B"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



4 TYPICAL HC TOILET ROOM DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL INTERIOR PARTITION
NON-LOAD BEARING,
NON-FIRE RATED

3 TYPICAL INTERIOR PARTITION

SCALE: NTS

WALL TYPE SCHEDULE

GRAPHIC DESCRIPTION:

PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.

PAINTED ½" INCH GYPSUM WALLBOARD, FLOOR TO CEILING. REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

DOORS (IMPACT RESIST.)

1. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS. TYPICAL
2. SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
3. INSTALL ALL EXTERIOR DOORS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
4. ATTACH DOOR BUCKS WITH FASTENERS. STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED. APPLY CAULKING BETWEEN BUCK AND MASONRY. BOTH SIDES.

PRODUCT APPROVALS

1. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF PERMIT

1. SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TYPE OF CONSTRUCTION: FBC TYPE II-B / NFPA TYPE II(222) (NOT SPRINKLERED) 4

OCCUPANCY: "S1"

DESIGN PER F.B.C. 8TH EDITION (2023) - BUILDINGL AND ASCE 7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST) EXPOSURE C.

BATHROOMS NOTES:

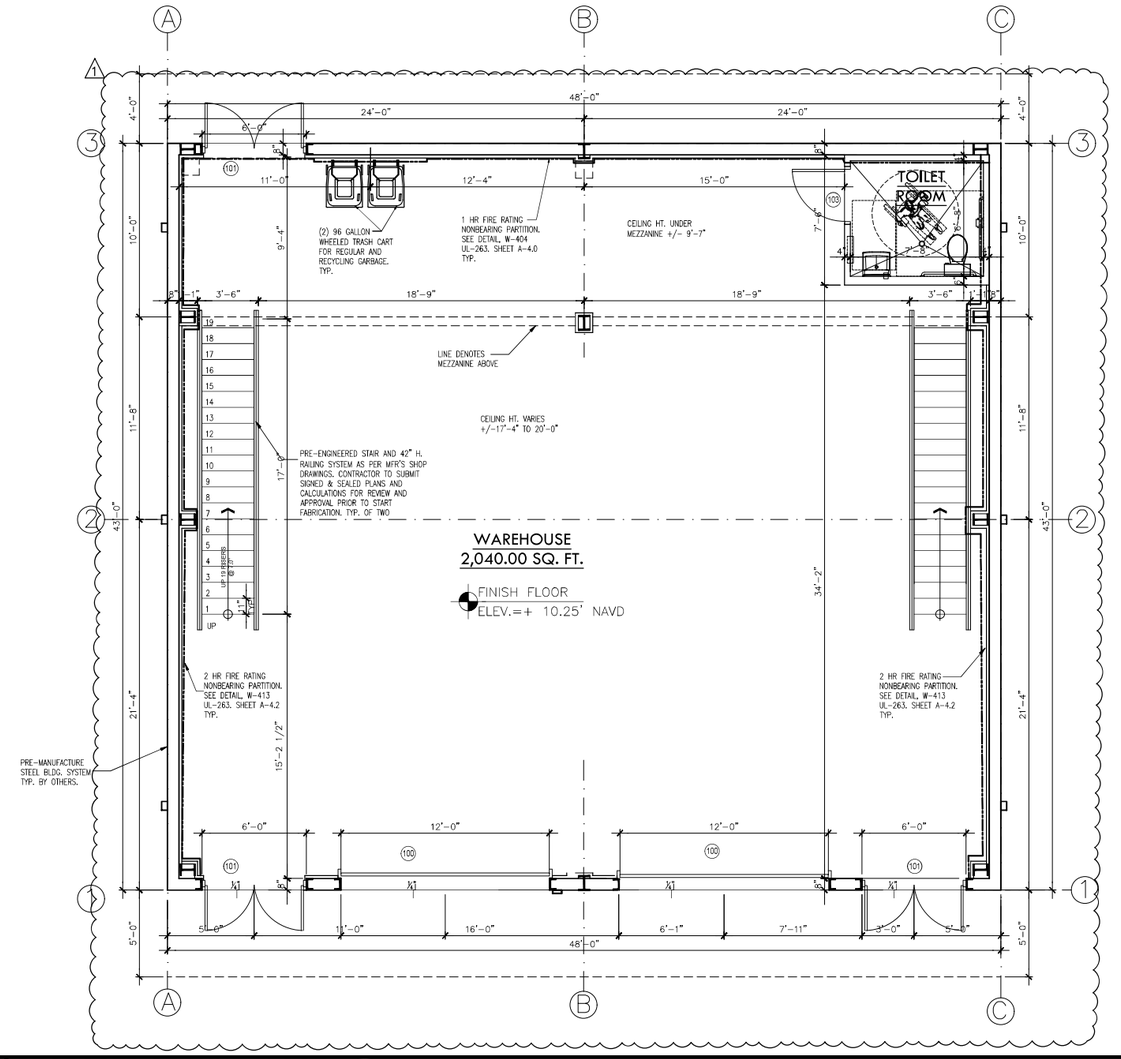
ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:

DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.I.F." (VERIFY IN FIELD).

2 WALL TYPE AND NOTES

SCALE: NTS



1 PROPOSED GROUND FLOOR

SCALE: 1/4" = 1'-0"

NORTH

REVISION	BY:
1 8/1/24	
2 2/26/25	
4 5/12/25	

DAISY J. ACEVEDO, CORP
Architect
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(954) 270-4352
FLORIDA REGISTRATION
AR NO. 101706

WAREHOUSE METAL BUILDING

6013 RODMAN STREET
HOLLYWOOD , FL 33023

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Date: 2025.05.15 16:35:26 -04'00'

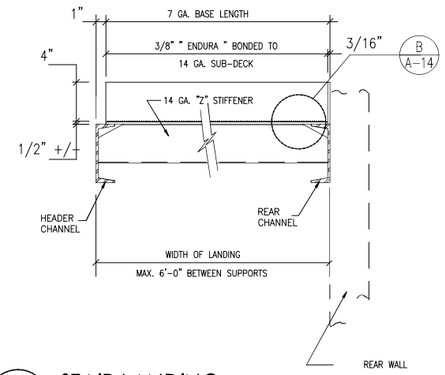
STATE OF FLORIDA · DAISY J. ACEVEDO · AR101706 · REGISTERED ARCHITECT

DRAWN	M.J.G.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005

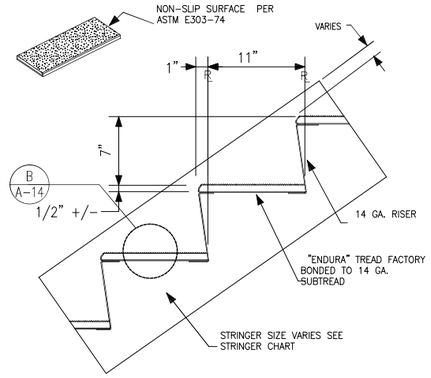
A-1.0

OF SHEETS

C:\Users\Daisy\Acevedo\DAISY J. ACEVEDO, ARCHITECT CORP\Daisy Acevedo - Daisy J Architect Corp\2022\22-005 METAL BUILDING RODMAN STREET\2- SITE PLAN\20-005-A-1.dwg, 3/13/2025 4:31:49 PM, _DWG To PDF.pc3

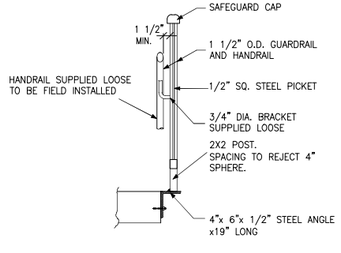


A A-14 STAIR LANDING
N.T.S.

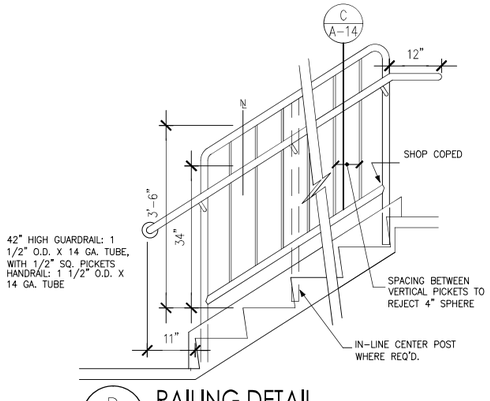


NOTE: PRE-FAB. METAL STAIR SUBMIT SHOP DRAWINGS FOR ARCHITECS APPROVAL

B A-14 STAIR DETAIL
N.T.S.



C A-14 HANDRAIL / GUARDRAIL DETAIL
1/2" = 1'-0"



D A-14 RAILING DETAIL
N.T.S.

WALL TYPE SCHEDULE

GRAPHIC DESCRIPTION:

PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.

PAINTED ⅝" INCH GYPSUM WALLBOARD, FLOOR TO CEILING, REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

DOORS (IMPACT RESIST.)

1. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS. TYPICAL
2. SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
3. INSTALL ALL EXTERIOR DOORS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
4. ATTACH DOOR BUCKS WITH FASTENERS, STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED. APPLY CAULKING BETWEEN BUCK AND MASONRY, BOTH SIDES.

PRODUCT APPROVALS

1. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF PERMIT

1. SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

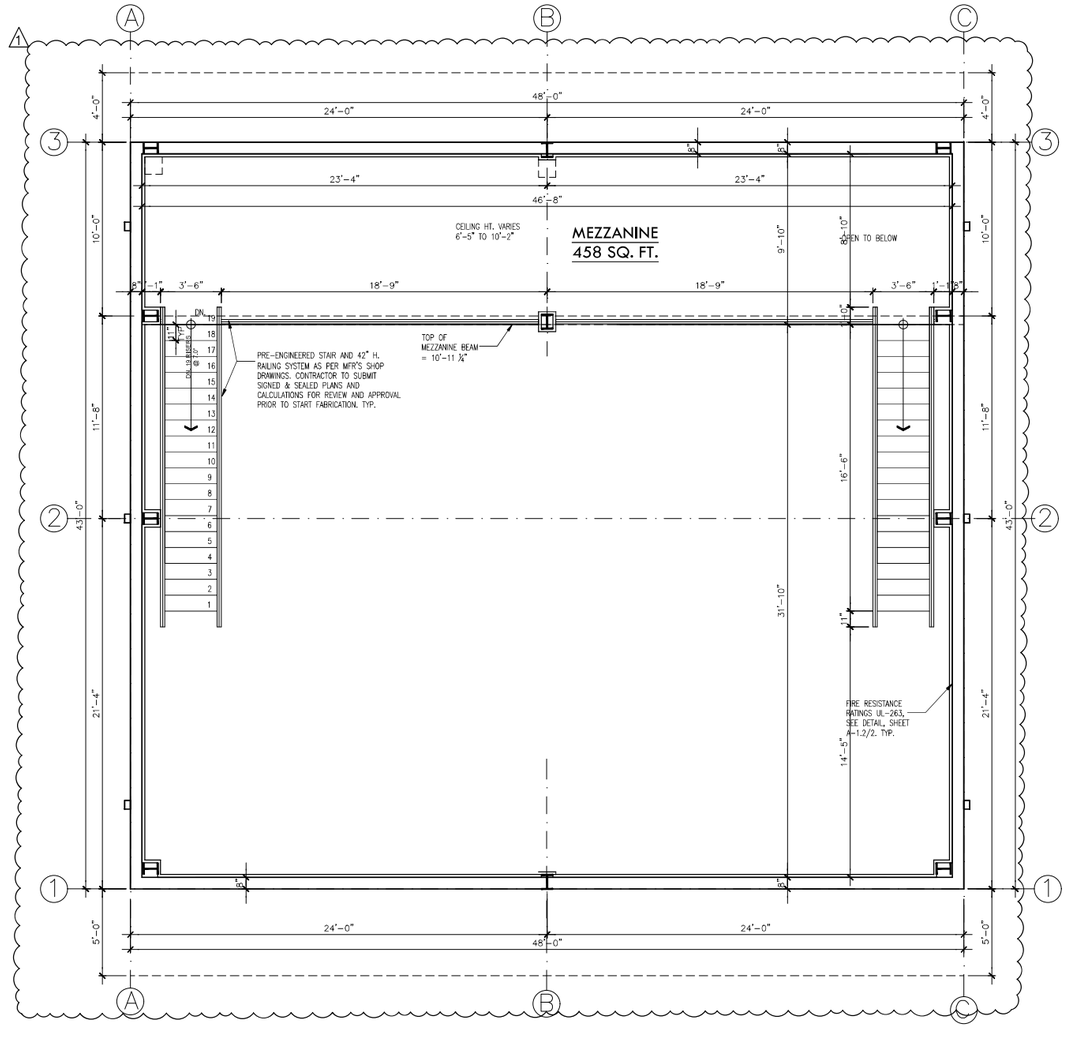
TYPE OF CONSTRUCTION: FBC TYPE II-B / NFPA TYPE II(222) (NOT SPRINKLERED)
OCCUPANCY: "S1"
DESIGN PER F.B.C. 8TH EDITION (2023) – BUILDINGL AND ASCE 7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST) EXPOSURE C.

BATHROOMS NOTES:

ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:

DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.I.F." (VERIFY IN FIELD).



2 TYPICAL STAIR DETAILS
SCALE: 1/2" = 1'-0"

1 PROPOSED MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
DAISY J. ACEVEDO
AR101706
REGISTERED ARCHITECT

DRAWN	M.J.G.
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DATE	JULY, 2022
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JOB. NO.	22-005

A-1.1
OF SHEETS

WALL TYPE SCHEDULE

GRAPHIC DESCRIPTION:

PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.

PAINTED ½" INCH GYPSUM WALLBOARD, FLOOR TO CEILING, REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

DOORS (IMPACT RESIST.)

1. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS. TYPICAL
2. SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
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PRODUCT APPROVALS

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1. SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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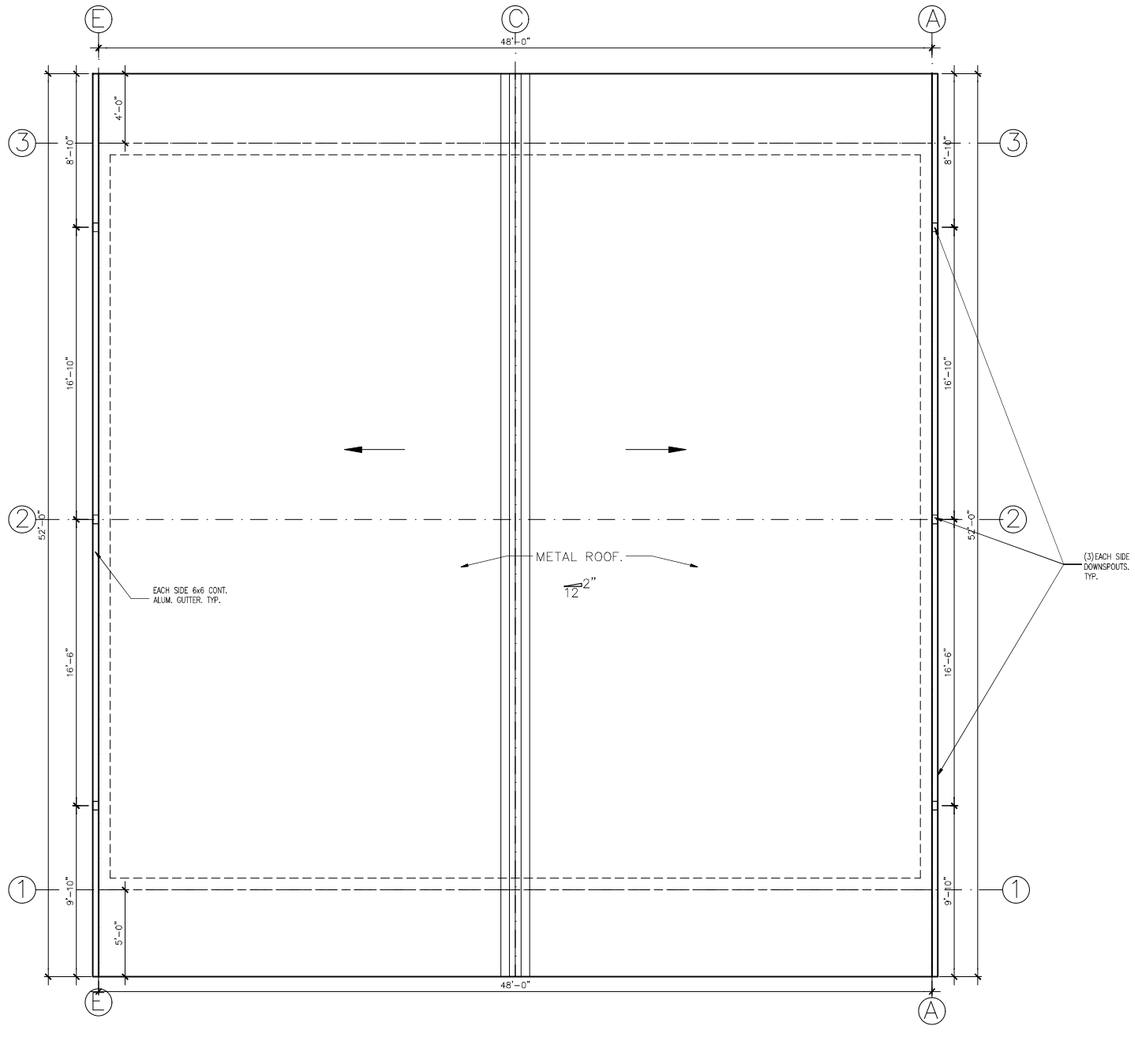

2 NOT USED

1 PROPOSED ROOF PLAN
SCALES: 1/4" = 1'-0"

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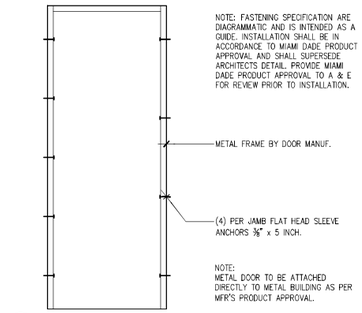
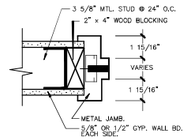
A-1.2
OF SHEETS



2 DOOR INSTALLATION DETAIL
SCALE: N.T.S.



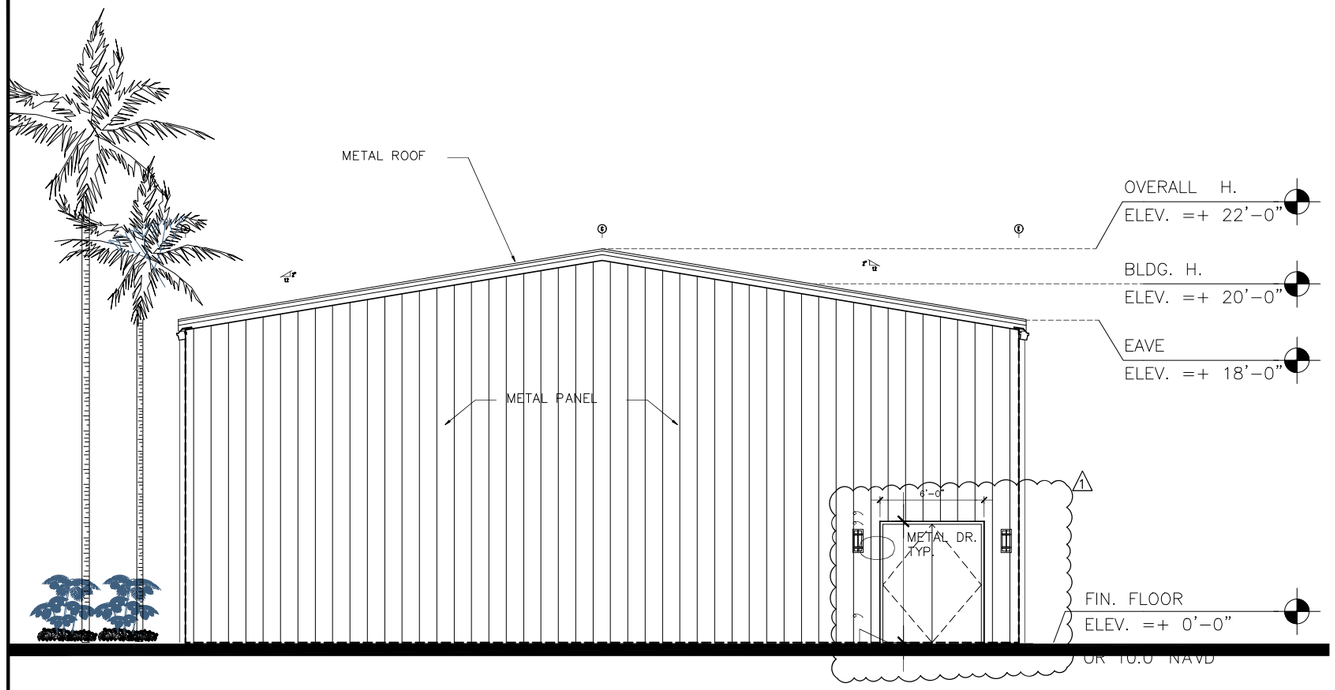
1 TYP. INT. DOOR JAMB
SCALE: N.T.S.

DOOR SCHEDULE

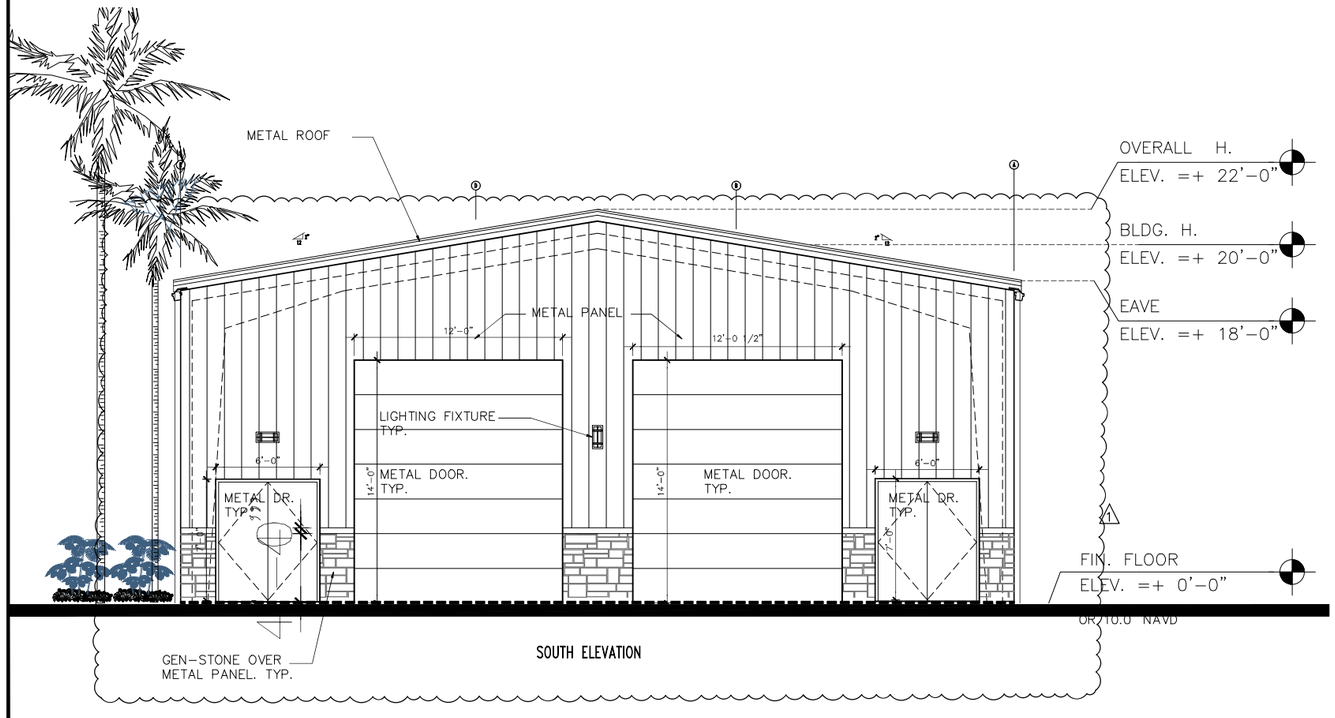
MARK	QTY.	SIZE	MODEL	ROUGH OPENING DIMENSION WIDTH (INCHES)	ROUGH OPENING DIMENSION HEIGHT (INCHES)	MATERIAL	FRAME MATERIAL	FRAME FINISH	WIND PRESSURE MIN. DESIGN PRESS. (-)	WIND PRESSURE MIN. DESIGN PRESS. (+)	FIRE RATE	HDWR.	EGRESS / ESCAPE	SHUTTER	PRODUCT ACCEPTANCE
100	2	12'-0"x14'-0"	ROLL UP DR.	12'-0"	14'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS		–	EXT. LOCKSET	NO	NO	DADE CO.
101	3	6'-0"x7'-0"	DBL SWING DR.	6'-4"	7'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS		45 MIN.	EXT. LOCKSET	NO	NO	DADE CO.
102	1	3'-0"x6'-8"	SWING DR.	–	–	WOOD H.C.	METAL	PAINT	SEE STRUCTURAL PLANS		–	INT. LOCKSET	–	–	–

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO START THE CONSTRUCTION.
2. SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS, PRIOR TO INSTALLATION.
3. DOOR HARDWARE TO COMPLY WITH A.D.A. LEVER TYPE. TYPICAL.
4. ALL THRESHOLDS TO BE A.D.A. APPROVED.
5. INCLUDE 1-1/2" PR. HINGES, LOCKSET.
6. INCLUDE 1-1/2" PR. HINGES, LOCKSET, THRESHOLD AND WEATHER-STRIPPING.
7. CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW PRIOR TO INSTALLATION. TYPICAL.
8. ALL HOLLOW METAL DOOR IN THE REAR OF THE BUILDING SHOULD INCLUDE A DRIP GUARD AND A PICK-GUARD.



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 DOOR SCHEDULE

1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISION	BY:
1 8/1/24	

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STATE OF FLORIDA DAISY J. ACEVEDO AR101706 REGISTERED ARCHITECT

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DATE	JULY, 2022
SCALE	AS NOTED
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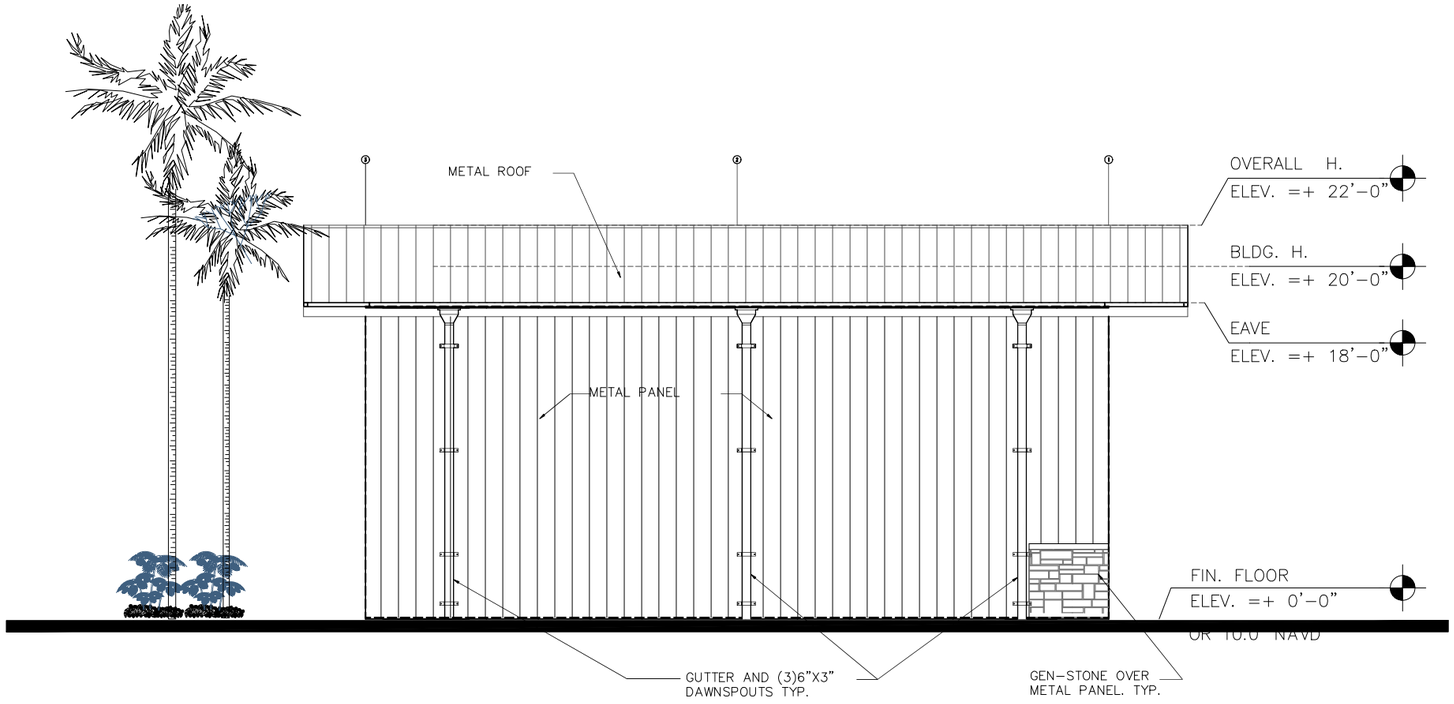
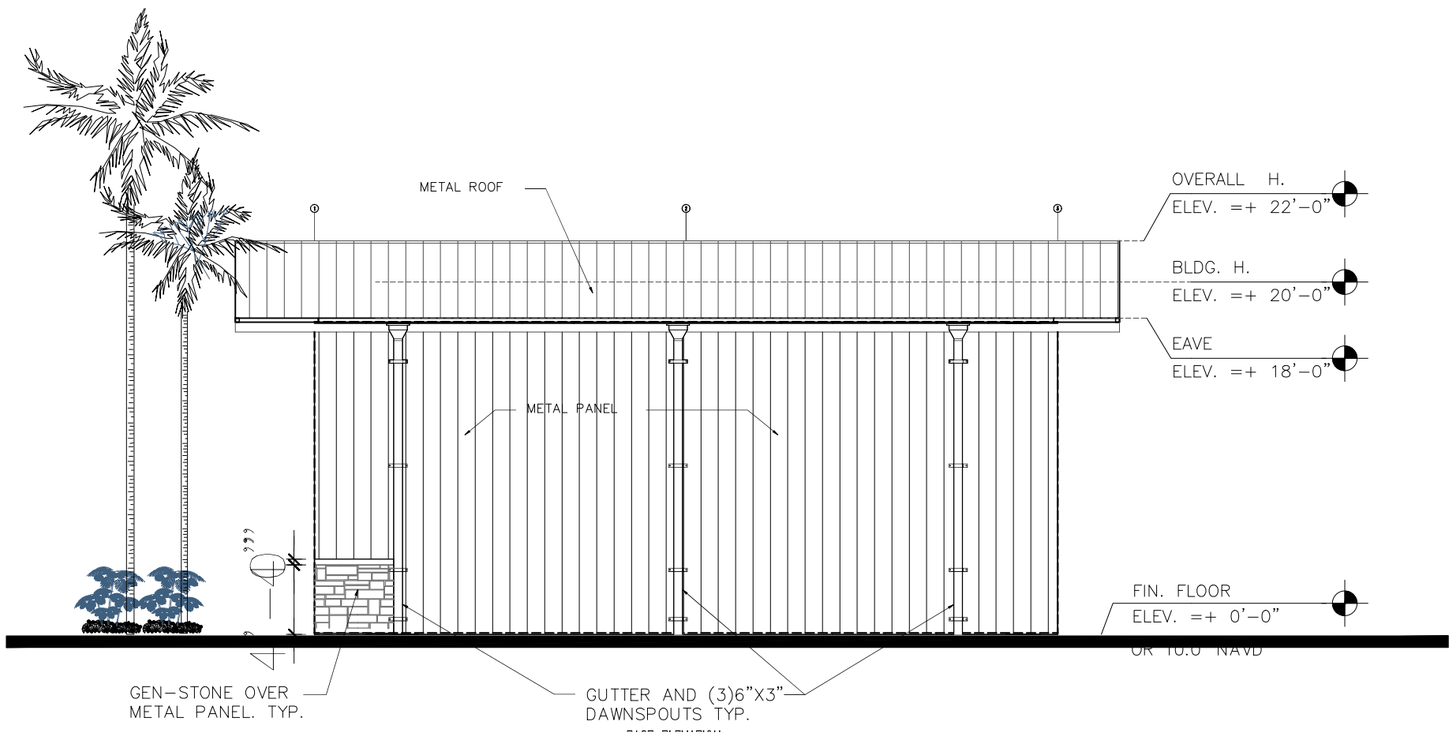
A-2.0
OF SHEETS



2 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

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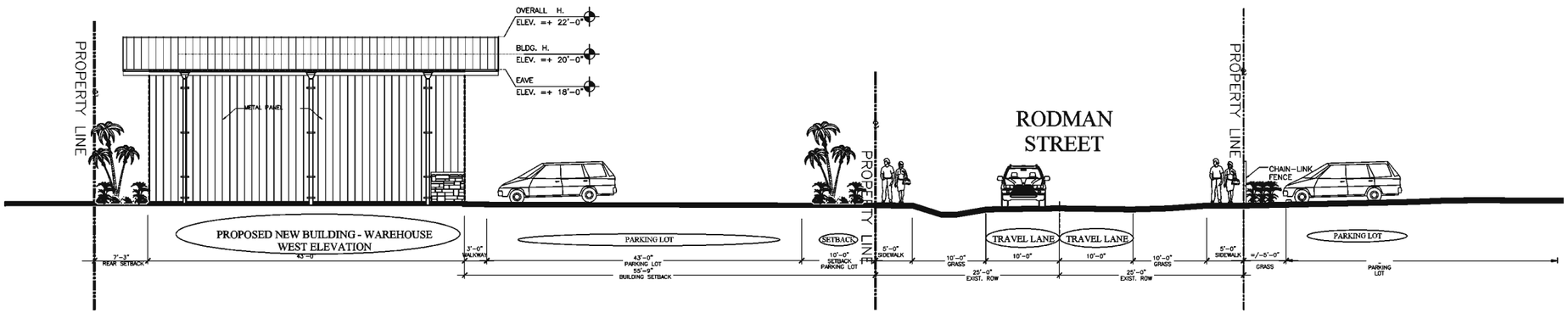
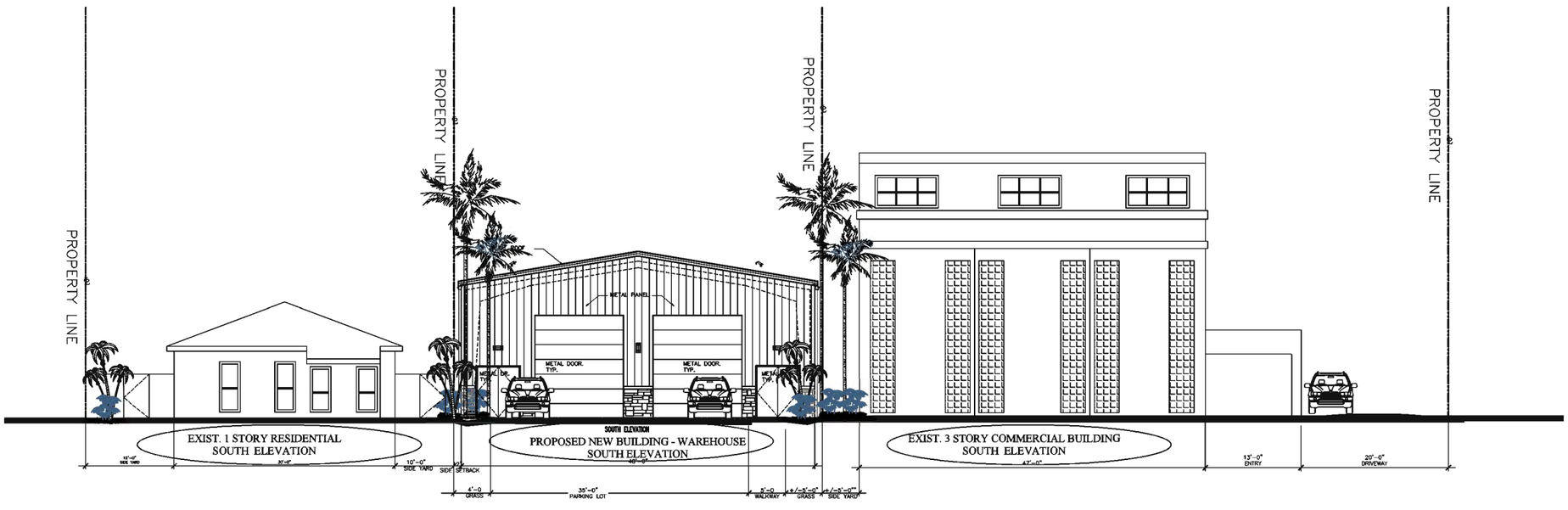


1 **STREET PROFILE / WEST ELEVATION**



2 **STREET PROFILE / SOUTH ELEVATION**

REVISION	BY:
1 8/1/24	

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A-3.0
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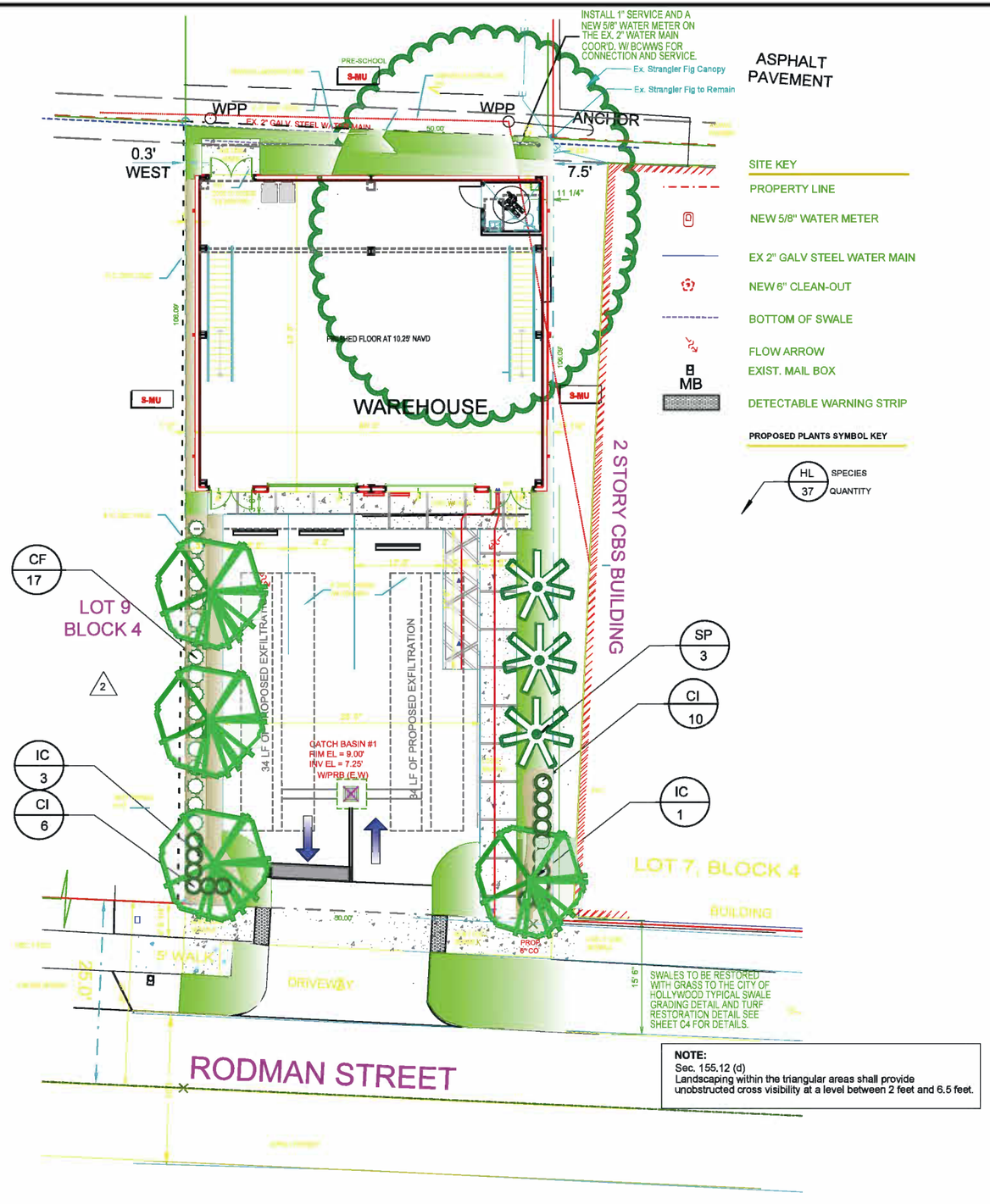

SEAL AND SIGNATURE FOR SHEETS:
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
I-1 IRRIGATION PLAN
I-2 IRRIGATION DETAILS
T-1 TREE DISPOSITION

Landscape Tabulations

Landscape buffer frontage less entry drive	34	
Buffer trees required (1 tree per 30 lf of buffer)	1	
Buffer trees provided	1	Ilex cassine
Paved VUA	1678	
Pervious area required 15% of paved VUA	252	
Pervious area provided	980	
Pervious area trees required (1/1000)	1	
Pervious area trees Provided	1	Ilex cassine
Street Perimeter	49.3	
Street Perimeter Trees Required (1/50lf)	1	
Street Perimeter of VUA Trees Provided	1	Ilex cassine
Terminal Parking Island Trees Required (1 Tree/190 sf of parking island)	2	
Area of Terminal Parking Islands	270.75	
Terminal Parking Island Trees Required	2	
Terminal Parking Island Trees Provided	2	Sabal palmetto, Ilex cassine
Total Number of Trees Required	5	
Total Number of Trees Provided	5	Ilex cassine, Sabal palmetto
Required Native Trees at 60% of Required Trees	3	
Native Trees Provided	5	Iex cassine, Sabal palmetto
Total Number of buffer shrubs Required	17	
Total Number of Native Shrubs Provided	33	Cocoplum, Small Leaf Clusia

Plant List

Quantity	Key	Botanical Name	Common Name	Size and Specification
4	IC	Ilex cassine	Dahoon Holly	14" ht, 3-4" dbh, 5' CT, dense canopy, Florida #1
3	SP	Sabal palmetto	Cabbage Palm	Min.10' CT, Booted, unscarred trunk, Florida #1, see sheet L-2 palm detail 13.2
16	CI	Chrysobalanus icaco 'Redtip'	Redtip Cocoplum	24" x 24", full to base, 24" OC, Florida #1.
17	CF	Clusia flava	Clusia guttifera	42" x 30", full to base, 30" OC, Florida #1.
as needed	SOD	Stenotaphrum secundatum 'Floratam'	St. Augustine Floratam	see sheet L-2

City of Hollywood
Planting Notes:

1. All plant material shall be Florida No. 1 or better according to Grades and Standards for Nursery Plants. All trees that are designated as single-trunk trees shall have a single, dominant leader, proper structural branching and even distribution of their branches and a relatively straight trunk. Trees with bark inclusion, trees that have been tipped, and co-dominant trunks at any heights will not be accepted. Trees with girdling, circling and/or plunging roots will be considered culls and therefore rejected.
2.
3. All trees and palms must be planted so the top of the root ball, root flair, and first order roots are at the same level or slightly above the final grade. (Adventitious roots are not considered first order roots.)
4. All synthetic burlap, synthetic string or cords shall be removed from the rootballs before any trees are planted. The top portion of burlap must be removed from the top of the rootballs. The top 1/3rd of wire baskets shall be removed, the bottom 2/3rds shall be cut before the trees are installed.
5. All synthetic tape (i.e., tagging tape, nursery tape) shall be removed from trunks, branched, etc. before inspection. Remove all bamboo and metal stakes from the trees.
6. Trees shall have a mulch ring of a minimum of 4' diameter. Mulch should have a minimum depth of 2" and a maximum depth of 3". All planting beds must be mulched. Mulch should be kept 3" from the base of all plant material. Cypress mulch, Eucalyptus, red, gold and green mulch is prohibited. Other clean hardwood species or clean recycled mulch may be used. Establish clean planting bed lines, leave > 1 ' on either side of the plant material for maintenance.
7. All trees and palms shall be guyed with proper horticultural and arboricultural techniques. Do not use wire, black strapping, or other synthetic material for the staking of trees. Use biodegradable material for staking. Nailing into trees and palms for any reason is prohibited. All staking material shall be removed once trees are established.
8. Shrubs at the time of installation shall not be less than the specified height.

9. Ground cover areas at the time of installation shall be planted with a minimum of the on center spacing specified.
10. All landscape areas shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in groundcover and shrub areas. The rain sensor must be installed and operational as well as the rust inhibitor if applicable.
11. In compliance with the City's landscape code of ordinances all planting bed areas must have a minimum of 6" of planting soil, and all sodded areas shall have 2" of planting soil. This soil shall be tilled into existing soil on site. All soil shall be free of weeds and other noxious materials. Recycled compost is encouraged as a soil amendment.

12. All utility equipment, such as FPL boxes, cable TV boxes, back flow preventers, irrigation equipment, and air conditioner units shall be screened with appropriate plant material.

13. Tree protection barriers must be in place prior to the commencement of ANY work on the property.
14. Tree removal and/or tree relocation permits must be obtained through the City prior to any work being done on the property.
15. Contractor shall follow approved landscape plans for species, sizes, locations, quantities, quality, etc. If Contractor is unable to locate plant material at required specifications please contact the City staff prior to any changes being made.
16. All grass areas shall be sodded with a species of grass that will survive as a permanent lawn in Broward County provided with appropriate and adequate watering and fertilization. Sod provided must be true to type, viable, reasonably free of weeds, insects, and disease, and capable of growth and development. Sod shall be aligned with tightly fitted joints and no overlap of butts or sides. Sod pieces shall have adequate soil backing for continuous root growth and irrigation retention. Subgrade of lawn areas shall be reasonably free of all stones, sticks, rocks, roots and other matter prior to the placement of sod. The subgrade must be covered with a suitable soil composite that permits viable sod growth.
17. Top soils shall be required as specified. All planting holes for trees shall be two (2) times the width of the root ball of the plant material. A maximum of three (3) inches of clean mulch shall be installed around each tree planting and throughout planting beds. Mulched areas around trees shall have a minimum of a two-foot radius. Mulch shall be kept three (3) inches away from the trunks and stems of plants.
18. Contractor shall check existing irrigation system prior to planting to ensure that the system provides 100% coverage with approximately 50% overlap. Deficiencies shall be brought to the attention of the owner's representative for correction as needed.
19. Root barrier systems shall be installed in situations where a tree or palm is planted within ten (10) feet of a paved surface or infrastructure. Root barrier system shall consist of Biobarrier Root Control System or approved equal

NORTH

0 4 8 16 24

1" = 8'

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
U.N.C.L.E. UNDERGROUND UTILITIES NOTIFICATION CENTER

ELECTRICAL HAZARD
All work in the vicinity of overhead power lines shall comply with ANSI Z 133.1.
Contact FPL before beginning work.

seal #LA 0001111

signature

revision/date
1. Revised site plan 4-2-24
2. Revised site plan 6-12-24
3. City staff comments 10-4-24
4. site plan revision 4-10-25

COLOR LANDSCAPE PLAN

Peter DeWick & Associates
4165 SW 23 Street
Ft. Lauderdale, Florida 33317
Tel. (954) 792-4023
www.land-planning.org

comm. no 11623 | date: 5/11/23
drawn by: jd | checked by: phd

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
Hollywood, Florida

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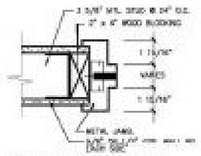
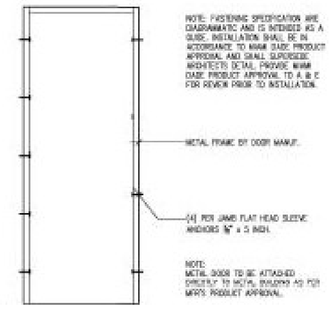
sheet no. L-1 of
project no.

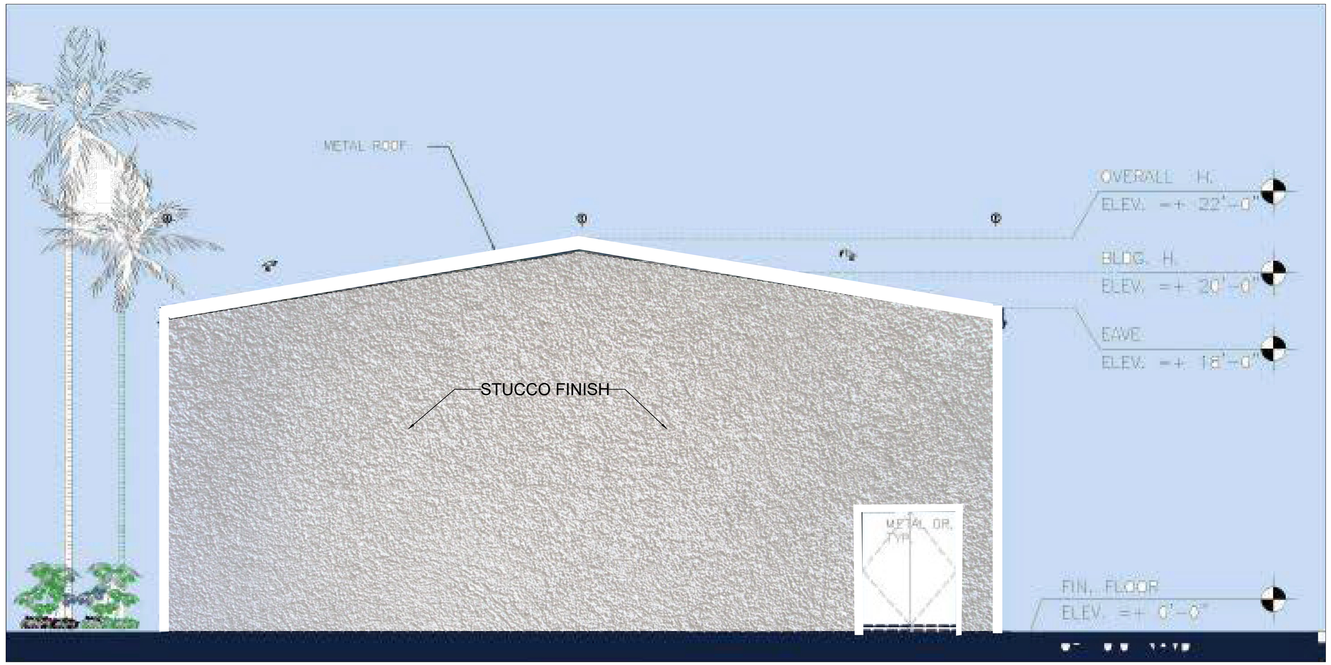

6015



1 TYP. INT. DOOR JAMB
SCALE: N.T.S.



2 DOOR INSTALLATION DETAIL
SCALE: N.T.S.



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

MARK	QTY.	SIZE	MODEL	ROUGH OPENING DIMENSION WIDTH (INCHES)	ROUGH OPENING DIMENSION HEIGHT (INCHES)	MATERIAL	FRAME MATERIAL	FRAME FINISH	WIND PRESSURE MIN. DESIGN PRESS. (-)	WIND PRESSURE MIN. DESIGN PRESS. (+)	FIRE RATE	HDWR.	EGRESS / ESCAPE	SHUTTER	PRODUCT ACCEPTANCE
100	2	12'-0"x14'-0"	ROLL UP DR.	12'-0"	14'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS		-	EXT. LOCKSET	NO	NO	DADE CO.
101	3	6'-0"x7'-0"	DBL SWING DR.	6'-4"	7'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS		45 MIN.	EXT. LOCKSET	NO	NO	DADE CO.
102	1	3'-0"x6'-8"	SWING DR.	-	-	WOOD H.C.	METAL	PAINT	SEE STRUCTURAL PLANS		-	INT. LOCKSET	-	-	-

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO START THE CONSTRUCTION.
2. SHOWN MIAMI DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS, PRIOR TO INSTALLATION.
3. DOOR HARDWARE TO COMPLY WITH A.D.A. LEVER TYPE, TYPICAL.
4. ALL THRESHOLDS TO BE A.D.A. APPROVED.
5. INCLUDE 1-1/2" PR. HINGES, LOCKSET.
6. INCLUDE 1-1/2" PR. HINGES, LOCKSET, THRESHOLD AND WEATHER-STRIPPING.
7. CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW PRIOR TO INSTALLATION, TYPICAL.
8. ALL HOLLOW METAL DOOR IN THE REAR OF THE BUILDING SHOULD INCLUDE A DRIP GUARD AND A BOX-GUARD

STUART ARCHITECTURE
7199 NW 49 PLACE
LAUDERHILL, FL. 33319
(855) 404-7866
Web: www.samiami.net
Email: anson@samiami.net

Anson M. Stuart
AR97856

NEW WAREHOUSE BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA,33023

No.	Description	Date

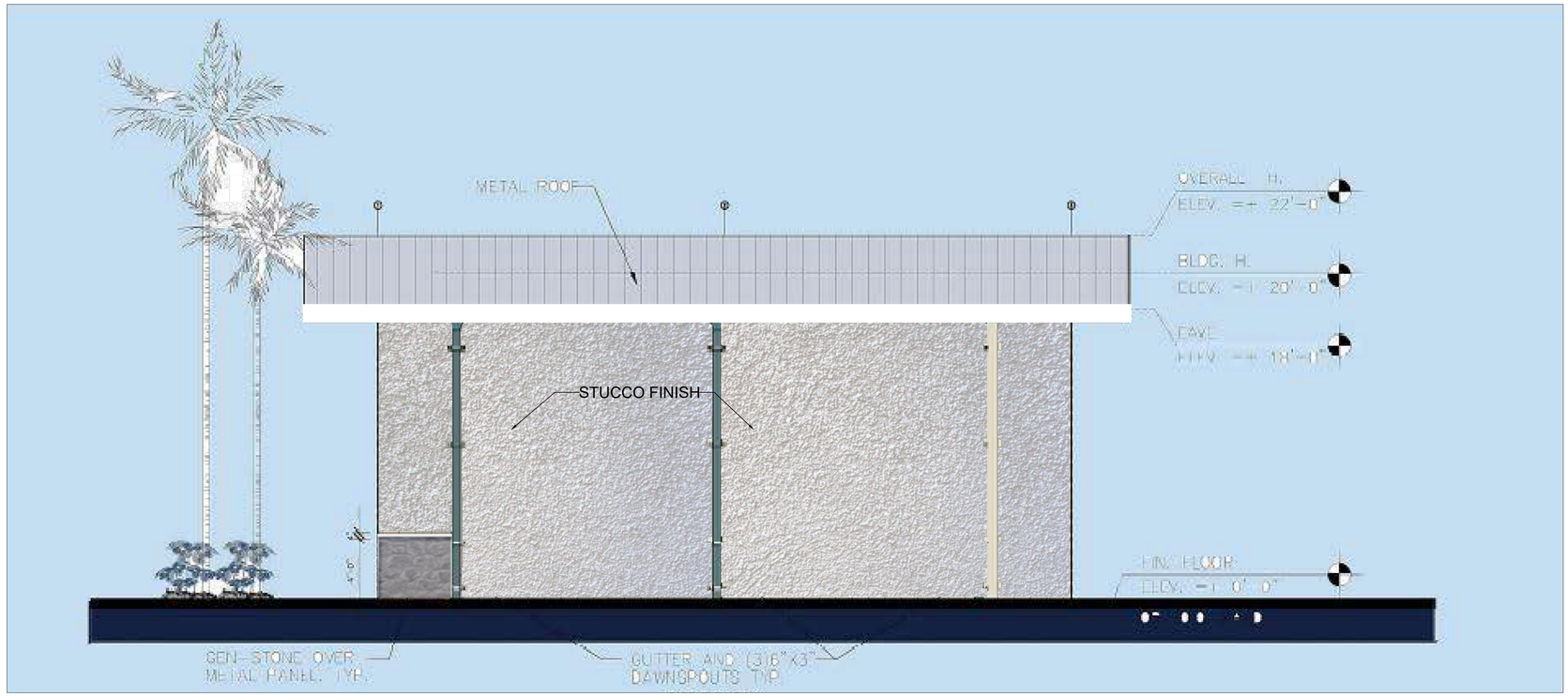
PROPOSED BUILDING ELEVATIONS

Project number	25022
Date	07/15/2025
Drawn by	DAC
Checked by	AMS

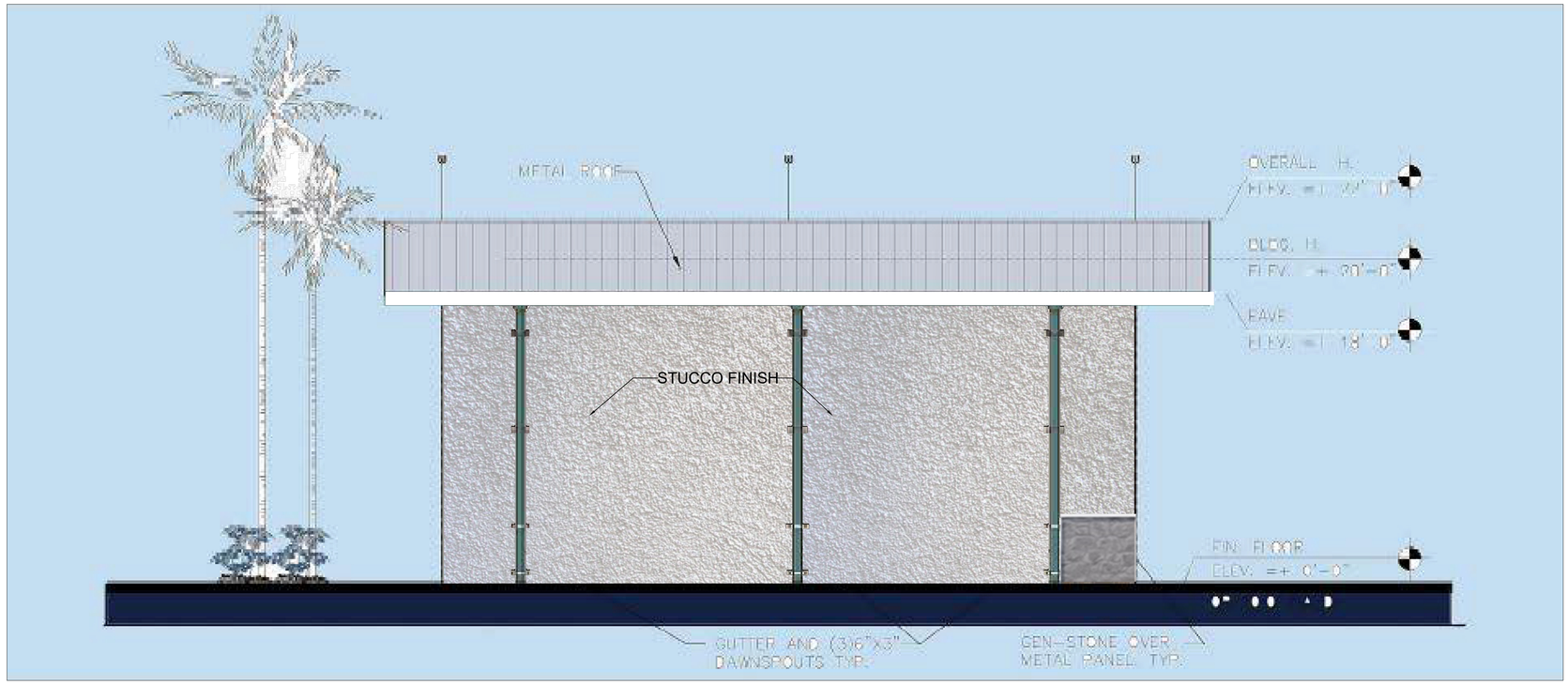
A-2.0

Scale

12/6/2022 9:53:27 AM



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

STUART ARCHITECTURE
7199 NW 49 PLACE
LAUDERHILL, FL. 33319
(855) 404-7866
Web: www.samiami.net
Email: anson@samiami.net

STATE OF FLORIDA
ANSON M. STUART
AR97856
REGISTERED ARCHITECT

Anson M. Stuart
AR97856

NEW WAREHOUSE BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA,33023

No.	Description	Date

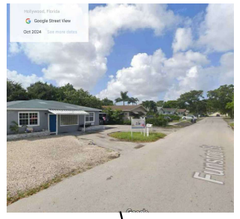
PROPOSED BUILDING ELEVATIONS

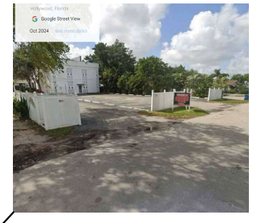
Project number	25022
Date	07/15/2025
Drawn by	DAC
Checked by	AMS

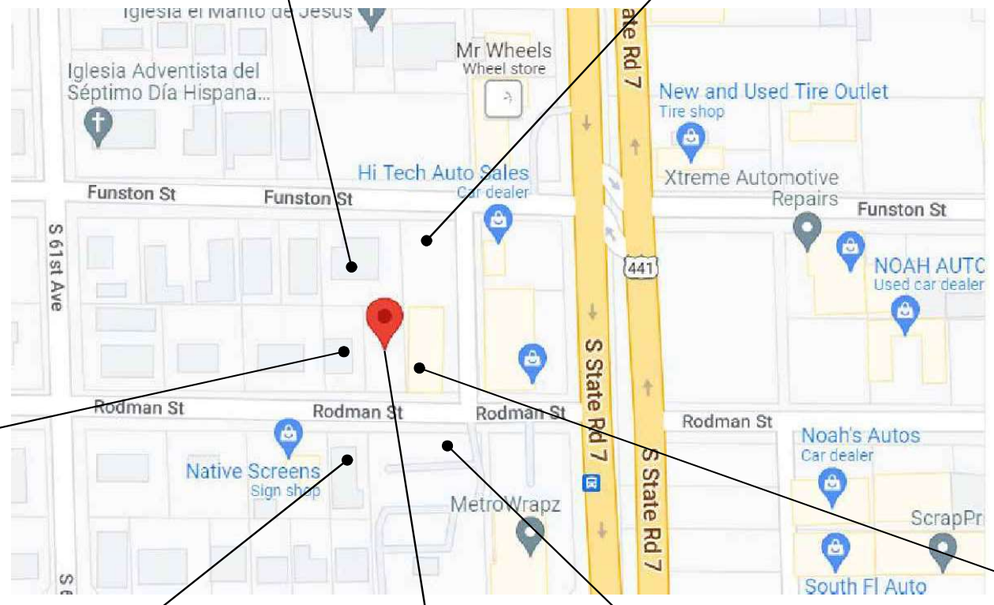
A-2.1

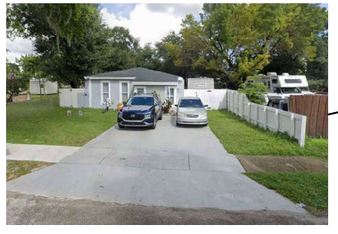
Scale

12/6/2022 9:53:27 AM

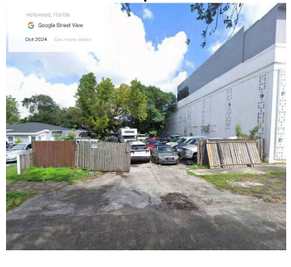




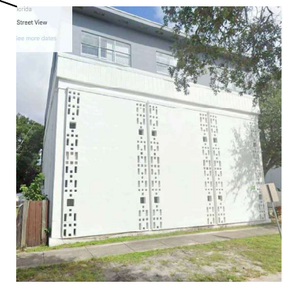












1 **COLOR PHOTOGRAPHS OF SUBJETS SITE AND ADJECENT PROPERTIES**
N.T.S.

NORTH

REVISION	BY:

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVIE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
AR NO. 101706

DAISY ACEVEDO ARCHITECT

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD , FL 33023

Digitally signed by Deisy Acevedo
Date: 2025.05.15 22:19:13 -04'00'

STATE OF FLORIDA
DEISY J. ACEVEDO
AR101706
REGISTERED ARCHITECT

DRAWN	D.J.A.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005

ST-1
OF SHEETS

C:\Users\daisy\OneDrive - DAISY J. ACEVEDO, ARCHITECT CORP\Daisy J Architect Corp\2022\22-005 METAL BUILDING RODMAN STREET\2- SITE PLAN\20-005-SP-1.DWG, 5/15/2025 10:17:46 PM, _DWG To PDF.pc3

Daisy J Acevedo, Architect Corp
2072 SW 72nd Avenue, Davie, FL 33317
Phone 954-270-4352

May 15, 2025

City of Hollywood

Division of Planning & Urban Design

Attn: Reginald White, MPA, CEP, Planning Administrator

2600 Hollywood Boulevard, Room 315

Hollywood, FL 33020

RE: Warehouse Medal Building, 6013 Rodman Street, Design Criteria Statement

Sir or Madam.

In support of our site plan application for the proposed warehouse facility on Rodman Street, approaching State Road 7, we respectfully submit this narrative to demonstrate full compliance with the architectural and design criteria outlined in Article 5.3.1.4 of the City's zoning regulations.

1. Architectural and Design Components

The proposed building is designed with an emphasis on both aesthetic appeal and practical function. Recognizing the importance of pedestrian interaction with the built environment, the façade facing the public right-of-way has been articulated using materials, and rhythmic fenestration to create visual interest and reduce the appearance of mass.

Although a metal building, the design integrates architectural metal panels and stone treatments to enhance its street-facing elevations. Roof overhangs are strategically positioned to invite and shelter pedestrians, while exterior lighting and sidewalk connections reinforce safety and walkability. These features are aligned with the surrounding architectural language, which includes a mix, of residential, light industrial and transitional commercial structures, and are scaled appropriately to enhance the Rodman Street.

2. Compatibility

Careful consideration has been given to the architectural context and continuity along Rodman Street. The structure's orientation and alignment respect the street grid, and the building height and massing are in harmony with adjacent residential, low-rise industrial and commercial buildings.

Materials, colors, and landscaping have been chosen to complement and subtly echo the established palette of the neighborhood, including neutral tones, clean lines, and minimalistic detailing. This ensures the project supports the city's vision of a cohesive and visually unified streetscape while reinforcing the area's evolving urban character.

3. Scale / Massing

The proposed building adheres to the principle of proportionate scale and massing. With a modest height and a well-balanced ratio of length to width, the structure respects both the lot dimensions and the character of nearby developments.

We have broken up the building's mass using horizontal stone at building base, to maintain visual interest and mitigate any sense of monolithic scale. These architectural gestures ensure the building sits comfortably within its context, consistent with the city's adopted design vision for the area.

4. Landscaping

Our landscape design incorporates native and compatible plant species to create a pleasant, sustainable, and low-maintenance environment. The plan includes shade trees, flowering shrubs, and native grasses that enhance the pedestrian realm, soften the building edges, and provide seasonal variation.

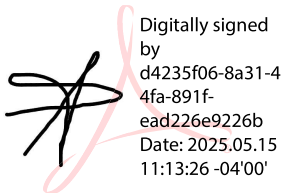
Wherever possible, existing mature vegetation has been preserved, and new landscaping has been integrated thoughtfully with the proposed structure and paved areas. This results in a site that contributes positively to the aesthetic and environmental quality of the neighborhood, in full alignment with the city's landscape design expectations.

Conclusion

This design reflects a thoughtful and comprehensive response to the design standards outlined in Article 5.3.1.4. Every element—from architectural articulation and site planning to scale, compatibility, and landscape integration—has been addressed to align with the City of Hollywood's planning vision, ensuring that the new facility enhances the character, safety, and visual continuity of the neighborhood.

We appreciate the city's review and welcome any feedback or suggestions to further strengthen the project's contribution to the community.

Sincerely,



_____

Deisy J. Acevedo, Architect

November 21, 2024

City of Hollywood
Division of Planning & Urban Design
Attn: Reginald White, MPA, CEP, Planning Administrator
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33020

RE: Warehouse Medal Building, 6013 Rodman Street, Variance Criteria Statement

Dear Mr. White:

Below please find the Variance Criteria Statement for the above captioned project:

Variance Request:

1. A driveway should not exceed the 30% maximum curb cut for a 50' wide lot. The maximum should be 15 feet. We are requesting an increase of the driveway access from 15-feet to 22-feet.

Variance request for Driveway Access
Section 5.3.F. Criteria

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

   a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;
   Response: Sec. 4.6.C. of the Zoning and Land Development Regulations establishes the intent and purpose of the Beach Community Redevelopment Districts development standards, which center around maintaining the character and 'branding' of Hollywood Beach through development that is appropriate in scale, massing and articulation with the historic character and existing stock of historic and contributing structures.

   b. That the requested Variance is otherwise compatible with the surrounding land uses would not be detrimental to the community;
   Response: The site of the variance request historically had an access of the same width as the proposed used. The proposed development will be an esthetic improvement over the existing parking facility/storage. The proposed access is compatible with the

the driveway of the site directly south though site is not of the same size. The site to the west is residential, it is the same size and has a driveway greater than 15 feet.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and *Response: The Comprehensive Master Plan is a high-level policy document that incorporates detailed, area-specific plans by reference for matters such as site development and design, to which the subject variance request pertains. The specific area plan that is applicable to the subject site is Sub-Area 1- The US 441/SR 7 Corridor. There is no specific policy that addresses the requested variance; however, the overall goals are to encourage redevelopment.*

d. That the need for the requested Variance is not economically based or self-imposed. *Response: The request variance is not economically based or self-imposed. The requested variance responds to a parcel width of only 50 feet to provide access of just under 50 percent of its width, thereby reducing the number of potential vehicular conflict points for ingress and egress, and improving traffic flow and safety at the site.*

e. That the variance is necessary to comply with State and Federal Law and is the minimum variance necessary to comply with the applicable law.
Response: (Not Applicable.)

Respectfully,

Regina Bobo-Jackson, P.E.
Engineer of Record

ATTACHMENT B

Land Use and Zoning Map

6013 Rodman Street. Folio No: 5141-24-14-0731



Legend

- Subject Property
- Land Use - RAC
- Zoning - S-MU

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ArcGIS Web AppBuilder

ATTACHMENT C

Public Participation

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: April 18, 2025

Applicant: Grace Harrison

Legal Description: Lot 8 Block 4 of Beverly Park Plat as recorded in Plat Book 25 Page 44 of the Public Records of Broward County, Florida.

Address or General Location: 6013 Rodman Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of April 16, 2025, registered Civic Associations within 500 feet, Lawn Acres Civic Association, the City Commission, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed April 18, 2025.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted April 18, 2025.

Thank You,

Christina Mathews

Sworn and subscribed before ~~me this~~ 18th day of April, 2025. She is personally known to me.

Sheryl McCoy

Signature of Notary

SHERYL MCCOY
MY COMMISSION # HH 472912
EXPIRES: December 13, 2027

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

NOTICE OF
PUBLIC OUTREACH MEETING

Sponsored by: Grace Harrison and Team

Project Name: 6013 Rodman Street

FOR VIRTUAL MEETING LOGIN INFORMATION:

Michael@garciapa.com

MEETING DATE & TIME: **05/05/2025 @ 6:00 PM**

Posted: **04/18/2025** *By:* **Cutro**

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2_2025 0812

Agenda Date: 8/12/2025

To: Planning and Development Board

Title: FILE NO.: 25-SV-57
APPLICANT: Westover Hollywood LLC. c/o Animesh Ravani
LOCATION: 6190 Hollywood Boulevard
REQUEST: Special Exception to reinstate a legal non-conforming use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use (SM-U) (Take 5).

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-SV-57

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Westover Hollywood LLC. c/o Animesh Ravani requests a Special Exception to reinstate a non-conforming auto use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use District (SM-U) (Take 5).

REQUEST

Special Exception to reinstate a non-conforming auto use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use District (SM-U) (Take 5).

RECOMMENDATION

Variance:	Approval
Special Exception:	Approval if the Variance is approved.

BACKGROUND

This site has been in business for different auto uses prior to the adoption of current zoning regulations that reclassified the district as South Mixed-Use District, where new auto uses were eliminated north of Washington Street.

This area of the City was rezoned in 2017 which created legal non-conformities for many property owners. As a result, for the exiting owner to make improvements to his existing use, a special exception is required as the use of auto uses is no longer permitted north of Washington Street. Prior to the rezoning the property was zoned 'US441 / SR7 CCD Commercial Corridor District'. The business is operating today as legal non-conforming, and the footprint is not proposed to be changed. The property is located on the border of a higher intensity Medium-High Intensity Commercial District (C-4). Staff finds the request generally consistent as no expansion of the building footprint are triggered and the

intensity of the use is not expanding; rather the Applicant is simply seeking an approval to comply with state laws in order to continue business operations in a safe manner.

REQUEST

The Applicant requests a Special Exception to reinstate a nonconforming auto use within an existing legal non-conforming building. The property has a Land Use of Transit Oriented Corridor (TOC) and a Zoning designation of South Mixed-Use District (SM-U). In conjunction to this request, the Applicant is also requesting a variance to reduce the number of outbound stacking parking spaces.

Under Section 3.12 from the Zoning and Land Development Regulations, legalization of a nonconforming use may be permitted through a Special Exception.:

> *A. Nonconforming use. The lawful nonconforming use of a building may be continued, although such use does not conform to the regulations of the applicable zoning district within which the building is located. Any such use may be changed to a use of the same or more restrictive nature as determined by the Director of the Department of Planning and extended throughout the building, provided no structural alterations, except those required by law, are made therein and the cubical contents of the building are not enlarged. If such nonconforming use is discontinued for a period of three months or more, any further use of said building shall be in conformity with the regulations of the applicable zoning district unless otherwise approved by the Planning and Development Board pursuant to division G. of this section within 24 months of the abandonment. A lawful nonconforming use is reestablished by the approval of a Special Exception by the Planning and Development Board.*

The applicant is not proposing any expansion of the building footprint. However, the Applicant proposes interior, exterior building alterations and site improvements that are intended solely to enhance the building's appearance, improve functionality, and ensure compliance with current building and safety codes. These improvements include landscape buffers, more vegetation, building façade improvements, accessibility upgrades and interior reconfiguration of the building areas. These changes will revitalize the structure without altering nature, scope, or intensity of the nonconforming use.

Another request is a Variance to reduce the number of outbound stacking parking spaces for a proposed oil change drive-thru use. The Zoning and Land Development Regulations do not specify the use of oil change drive-thru, but a similar use applied to this use is the automatic car wash stacking spaces. This use requires six in-bound parking spaces and four outbound stacking parking spaces. The design complies with the inbound stacking spaces but will not provide any outbound stacking spaces. Staff are in support of this request because the use of oil change does not require outbound stacking spaces. Once the oil change service is provided, the service is complete, and the driver can leave the premises.

Owner/Applicant:	Westover Hollywood LLC. c/o Animesh Ravani
Address/Location:	6190 Hollywood Boulevard
Net Area of Property:	14,730 sq. ft. (0.33 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	South Mixed-Use District (SM-U)
Existing Use of Land:	Transit Oriented Corridor

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	Transit Oriented Corridor (TOC)
East:	Transit Oriented Corridor (TOC)
West:	Transit Oriented Corridor (TOC)

ADJACENT ZONING

North:	South Mixed-Use District (SM-U)
South:	South Mixed-Use District (SM-U)
East:	South Mixed-Use District (SM-U)
West:	South Mixed-Use District (SM-U)

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3.F

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

ANALYSIS: The requested variance maintains the basic intent and purpose of the subject regulations. The Applicant is providing the required six in-bound stacking spaces before entering the building for oil service. Section 7.6 of the Zoning and Land Development Regulations requires four out-bound stacking spaces for car wash businesses. The applicant asserts that no outbound stacking spaces are required. Once the service is provided and finished, the driver clears the bay and proceeds to leave the site. Therefore, it is not necessary an outbound stacking space for this particular use.

FINDING: Consistent

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

ANALYSIS: The site is surrounded by commercial buildings, and the proposed use aligns with the existing uses in the area. The auto use of this property has been in place for several years. The Applicant is complying with the required inbound stacking spaces, an escape lane and parking spaces are sufficient to handle the proposed use. As previously explained, outbound stacking spaces are not necessary. The variance will not be detrimental to the community.

FINDING: Consistent

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the

Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The variance to waive the required outbound stacking spaces allows for the applicant to reasonably maximize the use of the property, given the spatial limitations of the parcel dimensions, while facilitating the building renovation that maintains consistency with the surrounding neighborhood.

FINDING: Consistent

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed; or

ANALYSIS: The need for a variance is not self-imposed. The proposed oil change drive-thru is not contemplated in the City Zoning and Land Development Regulations. The Applicant has stated that outbound stacking spaces will not be necessary. Additionally, the lot is small and the location of the existing building impacts where the stacking spaces could be located.

FINDING: Consistent

CRITERIA 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: Not applicable

Analysis of Criteria and Findings for a Special Exception as stated in the City of Hollywood Zoning and Land Development Regulations, Article 3.12

CRITERIA 1: The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

ANALYSIS: As previously mentioned, in order for the Applicant to continue business operations the request for Special Exception is required to reestablish a non-conforming use of auto use.

FINDING: Consistent.

CRITERIA 2: The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.

ANALYSIS: The request is not detrimental to the health, safety, and general welfare of persons working or residing within the vicinity. In fact, the request will enhance the operations by providing site improvements such as required parking spaces, landscape buffers, and others, in order to operate in a safe manner and meet state laws. The interior, exterior alterations and site improvements are also beneficial for the community.

FINDING: Consistent.

CRITERIA 3: The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.

ANALYSIS: The request is to allow the continuance of a non-conforming use. The building footprint will not change. The approval will accommodate much needed space in order for the business to continue operations in a safer environment; it will not be detrimental or injurious to the property.

FINDING: Consistent.

CRITERIA 4: The approval will, to the maximum extent possible, bring the building and the site upon which it is located into compliance with city regulations

ANALYSIS: Currently the building is legal non-conforming, and the Applicant is requesting to legalize a non-conforming use. As mentioned, the Applicant will do interior and exterior building alterations and site improvements. The building footprint is not expanding; rather the Applicant is simply seeking an approval that complies with City and state regulations in order to continue business operations in a safe manner.

FINDING: Consistent.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map
Attachment C: Public Participation Meeting

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☐ Variance
- ☑ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 6190 Hollywood Boulevard

Lot(s): 1-3 Block(s): N/A Subdivision: Lydon Park

Folio Number(s): 5141 131 8 010

Zoning Classification: S-MU Land Use Classification: _____

Existing Property Use: Auto Repair Sq Ft/Number of Units: 14,730 sq. ft.

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): No

DEVELOPMENT PROPOSAL

Explanation of Request: To allow a legal non-conforming use to be instansified and/or to allow construction to a buil ding

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 0 #Rooms ____
Proposed Non-Residential Uses	14,790 S.F.)
Open Space (% and SQ.FT.)	Required %: N/A (Area: N/A S.F.)
Parking (# of spaces)	PARK. SPACES: (# N/A)
Height (# of stories)	(# STORIES) 1 (____ FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (14,790 FT.)

Name of Current Property Owner: Westover Hollywood LLC c/o Animesh Ravani

Address of Property Owner: 1133 West Van Buren St., Chicago, IL 60607

Telephone: 312-3613449 Email Address: ani@northstone. law

Applicant Rod A. Feiner, Esq. Consultant ☑ Representative ☑ Tenant ☐

Address: 1404 South Andrews Ave., Ft. Lauderdale, FL 33316 Telephone: 954-761-3636

Email Address: rafeiner@coker-feiner.com

Email Address #2: _____

Date of Purchase: Under Contract Is there an option to purchase the Property? Yes ☑ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro and Associates

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Shai Wolkowicki Date: 4/28/2025

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: 5/1/25

PRINT NAME: Rod A. Feiner, Esq. Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for **expansion of legal non-conforming use** to my property, which is hereby made by me or I am hereby authorizing **Rod A. Feiner and Coker & Feiner** to be my legal representative before the **Planning and Development** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28 day of April

Official Seal
KAYLYN ELIZABETH FOX
Notary Public, State of Illinois
Commission No. 1003058
My Commission Expires January 22, 2029

Shai Wolkowicki
Signature of Current Owner

Kaylyn Elizabeth Fox
Notary Public

Shai Wolkowicki
Print Name

State of ~~Florida~~ Illinois

My Commission Expires: 1/22/29 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

LEGAL DESCRIPTION

Lots 1, 2 and 3, of LYNDON PARK, according to the Plat thereof, as recorded in Plat Book 29, Page 25, of the Public Records of Broward County, Florida.

A/K/A: 6190 Hollywood Boulevard, Hollywood, FL 33023

Folio No. 5141-13-18-0010

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Cameron Palmer, Principal Planner
City of Hollywood

From: Rod A. Feiner, Esq.

Date: May 16, 2025

Subject: Request to Allow Intensification of Legal Non-Conforming Use
Request to Allow Changes to Building of Non-Conforming Use
6190 Hollywood Boulevard

Request

To allow a legal non-conforming use to be intensified pursuant to Section 3.12(G)(3) of the Code and/or to allow construction to a building pursuant to Section 3.12(G)(5) of the Code.

General Background Applicable to All Criteria

Take 5 Properties SPV LLC ("Owner) is currently under contract to purchase the property which has a mailing address of 6190 Hollywood Boulevard (the "Property"). The Property has been continuously used as a minor auto repair use. The Property is currently zoned S-MU and this zoning district does not permit an auto repair use as a permitted use. This means that the auto repair use is a legal non-conforming use.

The Applicant proposes to use the property and its existing building for a Take 5 business. Take 5 is an oil change, oil and air filter change and other assorted minor automobile repairs. No auto body work or painting occurs as part of the Take 5 use. Additionally, while a minor automotive repair use Take 5 does not engage in repairing upholstery, muffler installation or tire repair. This means that Take 5 is actually less intensive than the prior auto repair use which was occurring on

the Property.

What makes Take 5 different is that that a customer enters the Property and drives to the rear of the building. The vehicle then enters the back of the building through a roll up door such that the customer and its vehicle enter the building, much like a vehicle would do for a garage use, and the minor automative repair then occurs to the vehicle. The customer leaves the building from the front of the building through another roll up door. For the convenience of the customer, however, the client does not exit the vehicle while services are performed on the automobile. Rather the service personnel are located under the vehicle and within the 4 walls of the building. The average service time for a vehicle receiving the minor automative repair is approximately 15-20 minutes. A copy of the site plan and the building elevations are attached.

Because customers enter the building in their vehicles and stay in their vehicle while service is being performed the use has been determined to have a drive-thru component. In fact, service only occurs through this drive-thru component and it is not possible for a customer to leave their vehicle at the site and then come back and pick it up later. The prior automobile service use did not have a drive-thru component associated with its use. Thus, while it is anticipated that either the same number or a lesser number of vehicles will be serviced by the Take 5 use the addition of the drive-thru component has been deemed to be an intensification of the use.

In addition to the above, while Take 5 will be using the same building which currently exists on the Property it will be making modifications to the building. It will be adding some additional roll up doors to the rear of the building and updating the look/exterior elevations of the building and the site as a whole. Section 3.12 of the Code allows a non-conforming use to continue "provided no structural alterations" are made to the building. In this case, even though the building is not being expanded and the Owner is adding landscaping to the site, because the Owner is adding additional roll up doors (with the appropriate permits) to the rear of the building the Owner is deemed to be making structural alterations to the building and it is necessary to obtain approval to continue the legal non-conforming use.

Section 312(G) of the Code states that the Planning and Development Board can grant approval to allow the automotive repair as proposed by Take 5 by analyzing the criteria contained in Section 3.12(H).

Specific Criteria

1. *The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.*

The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant. It is not possible for Take 5 to utilize the site without the drive-thru facility being added. In making the drive-thru facility the Owner has ensured compliance with the supplemental requirements for a drive-thru applicable to this use. This includes adding stacking lanes and an escape lane.

Furthermore, the size of the property and its prior use mandate the continuation of the legal non-

conforming use. The Property is only 14,730 sq ft. (.33 acres) large. This small size directly impacts the types of uses which can be located on the Property. The Owner has, however, updated the look of the site through improved building elevations and the installation of additional landscape areas such that the enjoyment and preservation of property rights occurs.

2. *The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.*

The approval will not be detrimental to the health, safety and general welfare of persons working or residing in the vicinity of the Property. In fact, the opposite could be said to occur. While the Property has always involved an auto repair use and the Take 5 auto repair use is far less intense than a traditional auto repair use. For instance, Take 5 does not engage in battery replacement or tire repair or replacement. In fact, Take 5 is a national business and knows how to handle the materials it uses such that it can ensure that Take 5 operates safely and in accordance with all laws. In addition to this, the Property is surrounded by commercial businesses such that there will not be any detriment to the public.

3. *The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.*

The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the City. Besides the factors set forth in response to criteria 2, the proposed use will not be detrimental or injurious to other properties in the vicinity. As part of the proposed use Take 5 is making substantial improvements to the Property which will benefit properties in the vicinity. These improvements involve updating the look of the building and adding additional landscaping to the site. All of this will actually be a benefit to the properties in the vicinity.

4. *The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.*

The approval will, to the maximum extent possible, bring the use into compliance with City regulations. While the Take 5 auto repair use would continue the legal non-conforming auto repair use the types of auto repair that Take 5 performs are less intense than the typical and previous auto repair use which occurred on this property. This makes the auto repair use proposed by Take 5 less intense while Take 5 will also be bringing the Property closer to compliance with the City's Zoning regulations. In addition to this, by adding additional landscaping to the site and restoring the swale Take 5 is also bringing the Property closer to compliance with the City's Zoning regulations.

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rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: City of Hollywood

From: Rod A. Feiner, Esq.

Date: May 16, 2024

Subject: Variance Request for Stacking Spaces Associated with a Drive-Thru Facility
Request and Justification for Variance
Property Address: 6190 Hollywood Boulevard

Variance Requested

The Applicant is requesting a variance from Section 4.22(R) of the Unified Land Development Code ("Code")[1] in order to provide 4 inbound stacking spaces per drive-thru lane and 0 outbound stacking spaces per drive-thru lane for a drive-thru facility when Code requires 6 inbound parking spaces and 4 outbound stacking spaces.

General Statement Applicable to All Criteria

This Property has been continuously used as a minor auto repair use which is a legal non-conforming use. The Applicant proposes to use the property and its existing building for a Take 5 auto repair business. Take 5 is an oil change, oil and air filter change and other assorted minor automobile repairs business. No auto body work or painting occurs as part of the Take 5 use. Additionally, Take 5 does not engage in repairing upholstery, muffler installation or tire repair.

What makes Take 5 different is that that a customer enters the Property and drives to the rear of

[1] Which cross-references Section 7.6 of the Code, Stacking Space, which requires different stacking spaces (both inbound and outbound) for various uses.

the building. The vehicle then enters the back of the building through a roll up door such that the customer and its vehicle enter the building, much like a vehicle would do for a garage use, and the minor automative repair then occurs to the vehicle. The vehicle then leaves the building from the front of the building through another roll up door. For the convenience of the customer, however, the client does not exit the vehicle while services are performed on the automobile. Rather the service personnel are located under the vehicle and within the 4 walls of the building. The average service time for a vehicle receiving the minor automative repair is approximately 15-20 minutes.

The City's drive-thru regulations, Section 4.22 (and, through that provision, Section 7.6), establish the stacking spaces which are required for different drive-thru uses. The Code specifies both inbound and outbound stacking spaces. A minor auto repair use is not an enunciated use under the drive-thru regulations, which means the Staff is to determine which enumerated use the proposed use most closely resembles and then those are the stacking spaces required for the new and/or unenumerated use. The Applicant believes that this use is more akin to a dry cleaning use which would only require 3 inbound stacking spaces and one outbound stacking space. However, the City has said that they view the Take 5 use as more closely resembling that of an automatic car wash. An automatic car wash requires 6 inbound stacking spaces and four outbound stacking spaces. The Applicant is requesting a variance with regard to the number of both inbound stacking spaces and outbound stacking spaces.

Specific Criteria

1. That the request variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

The requested variance maintains the basic intent and purpose of the subject regulations. The Applicant is providing four outbound stacking spaces per drive-thru lane as part of its plan. The Applicant asserts that these will be a sufficient number of stacking The number of inbound stacking spaces provided would satisfy the Code if the Take 5 use were characterized as a dry cleaning establishment. In addition, the four inbound stacking spaces per drive-thru lane would be sufficient to satisfy the stacking requirements for the Take 5 use in other municipalities which have determined that a use like Take 5 does not require more than three inbound stacking spaces and no outbound stacking spaces. Take 5 asserts that no outbound stacking spaces are required because here will be no outbound stacking. Once the vehicle clears the bay the vehicles then proceeds to vacate the site. There is no reason for an outbound stacking space with this particular use.

In addition to the above, Take 5 has been in business and has operated its business in various states and locations (including within Florida) for over 5 years. In that period of time Take 5 has determined the volume of cars which are typically associated with its use. Since the average service time for a vehicle is between 15-20 minutes the four inbound staking spaces per drive-thru lane is more than enough to accommodate the use and the projected volumes which this use will generate. Take 5 also asserts that no outbound stacking spaces are required as the vehicles pay for the services while being serviced and when services are finished the vehicle just leaves the site immediately without any need for outbound stacking.

The variance also meets the intent and purpose of the Code as to stability and appearance of the

City. The variance will still allow Take 5 to provide what it believes will be sufficient stacking spaces for its use. These stacking spaces means that vehicles will be able to be retained onsite without impacting both site circulation or spilling outward onto the adjacent street. Additionally, the variance allows for stability in the City as it allows the automobile repair use to continue rather than this small property becoming vacant and underdeveloped and underutilized. The purpose of stacking spaces is to ensure that these goals are accomplished and the variance satisfies such goals of stability and appearance.

2. *That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.*

The requested variance is otherwise compatible with the surrounding land uses. The site is surrounded by commercial uses and this use mimics the use which has been taking place on the property for the past several years. The Applicant is still proposing and providing inbound stacking spaces as part of its plan and those stacking spaces will be enough to handle the volume which Take 5 anticipates which will be needed for the use. Thus, the variance is compatible with the community. In addition, the variance will not be detrimental to the community as the stacking spaces and escape lane allow both adequate on-site circulation and are sufficient to contain all automobile stacking on the property without any overflow onto adjacent streets.

3. *That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, the applicable neighborhood plan (if applicable) and all other similar plans adopted by the City.*

The requested variance is consistent with the and in furtherance of the City's Comprehensive Plan. In particular the variance is consistent with the following provisions of the City's Comprehensive Plan:

General Statements: The proposed variances are consistent with the provisions which discuss platting and the land development regulations. The request made by the Applicant is consistent with both the platting requirements and the requirements of what is allowed under the City's Land Development Regulations.

Intensity Standard for Non-Residential Land Uses. The proposed variance is permitted and allowed under the City's Land Development Regulations and the Land Development Regulations specifically contemplate that at certain times and based upon particular circumstances that relief from the Land Development Regulations may be requested by variances.

Policy 4.7: Evaluate nonconforming and grandfathered properties through proper procedures such as to include, but not be limited to future land use map amendment and official zoning map amendments.

Policy 5.9: Maintain the Zoning and Development Regulations regarding non-conforming uses and amend these regulations to reduce the impact of these uses on surrounding areas and to require maximum consistency with the Zoning & Development Regulations.

Policy 8.5: Development permits granted by the City shall be consistent with the Development Review Requirements subsection.

The requested variance is also consistent with these Policies set forth in the City's Comprehensive Plan as the variance allows a legal non-conforming use to continue while allowing the use to adapt to modern times while also making improvements to the overall property which will be of a benefit to the local area.

To the best knowledge of the Applicant, there is no neighborhood plan or any other similar plan for the property in questions.

4. That the need for the variance is not economically based or self-imposed.

The need for the variance is not economically based or self-imposed. The need for the variance arises due to the City's interpretation of the number of stacking spaces that are required for a non-enumerated use. The City's drive-thru regulations do not contemplate the type of use that Take 5 proposes which is the variance is not economically based or self-imposed. The Take 5 use does not really require any staking spaces but the Code anticipates that both outbound stacking spaces are required and that more than 3 stacking spaces are necessary.

Furthermore, the need for the variance arises from the fact that the use is a legal non-conforming use and that impacts how development on the property has to occur. For instance, it means that the Applicant must utilize the building in its existing location and that the Applicant cannot fully redevelop the property. In addition, the size of the lot and the location of the building on the lot also impact the design of the site. These are elements that are beyond the control of the Applicant. The Applicant did not build the existing building.

Lastly, the size of the lot is overly small. The property is .33 acres which is smaller than a commercial lot. The undersized lot and the location of the building impact where the stacking spaces could be located and the size of the building necessitates where the stacking spaces could be located. All of this necessitates the variance but the variance is not economically based nor does this mean that the variance is self-imposed.

5. That the variance is necessary to comply with state or federal law and is the minimum variance necessary to comply with the applicable law.

While the variance is not necessary to comply with state or federal law, it is the minimum variance necessary. The Applicant is providing inbound stacking spaces and an escape lane as part of the proposed drive-thru facility which will be sufficient for the use. The Applicant has also added additional landscaping to the site. Thus, the Applicant has endeavored to meet all requirements of code, including those supplemental requirements associated with the drive-thru facility, and the variance is the minimum variance necessary while still meeting the intent of the Code. The stacking spaces provided by the Applicant will be sufficient to meet the actual stacking needs associated with the use.

SURROUNDING PROPERTIES



6140-6144 Hollywood Blvd. (east)

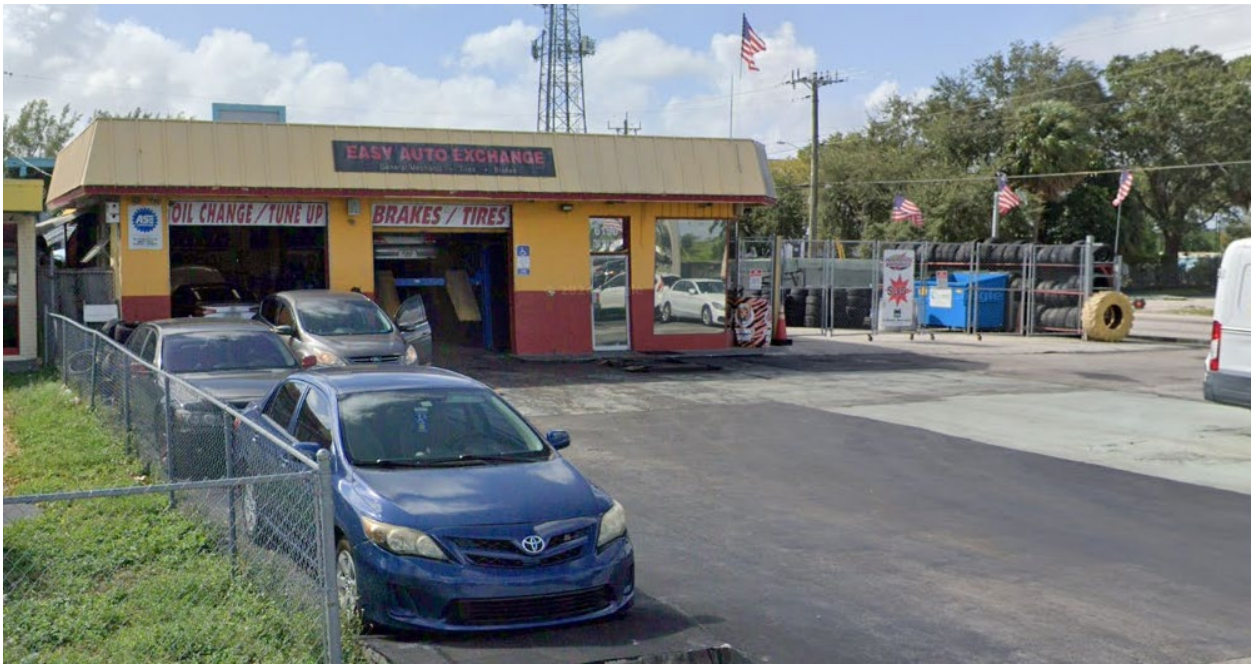


6200 Hollywood Blvd. (west)



6171 Hollywood Blvd. – Checkers (north)

SUBJECT PROPERTY



6190 Hollywood Blvd.

VARIANCE REQUEST FOR PROPOSED

TAKE 5

6190 HOLLYWOOD BLVD
HOLLYWOOD, FL. 33023

DTI PROJECT # : 24050.01



LOCATION MAP
SCALE: NTS

LEGAL DESCRIPTION:

LESSEE'S INTEREST IN THAT CERTAIN LEASE AGREEMENT BETWEEN GW PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LANDLORD AND TAKE 5 PROPERTIES SPV LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AS EVIDENCED BY MEMORANDUM OF LEASE DATED....., RECORD ..... IN OFFICIAL RECORDS INSTRUMENT #... ,OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:
LOTS1, 2 AND 3, LYNDON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD IN PLAT BOOK 2, PAG 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DIRECTORY:

OWNER / DEVELOPER

NAME / COMPANY	WESTOVER HOLLYWOOD LLC
ADDRESS	2211 N ELSTON, SUITE 308, CHICAGO, IL 60614

ARCHITECT

COMPANY	DESIGN TECH INTERNATIONAL ASSOC.,INC.
CONTACT	CARLOS PIZARRO, R.A. AR - 0013079
ADDRESS	14125 NW 80TH AVENUE SUITE# 303 MIAMI LAKES, FL 33016
PHONE	786.235.9097
EMAIL	CPIZARRO@DTIARCHITECT.COM
WEBSITE	WWW.DTIARCHITECT.COM

PROJECT SUMMARY:

APPLICABLE CODES
THE FOLLOWING BUILDING CODES, CURRENT EDITIONS WITH AMENDMENTS WILL BE ADHERED TO UNLESS NOTED OTHERWISE:

SCOPE

	YEAR / CODE
BUILDING	2023 FLORIDA BUILDING CODE - 8th EDITION
EXISTING BUILDING	2023 FLORIDA EXISTING BUILDING CODE - 8th EDITION
ACCESSIBILITY	2023 FLORIDA BUILDING CODE ACCESSIBILITY - 8th EDITION
FIRE	2021 NFPA 1
	2021 NFPA 101
	2021 NFPA 30
ELECTRIC	2020 NATIONAL ELECTRIC CODE
PLUMBING	2023 FLORIDA BUILDING CODE 8th EDITION / PLUMBING
MECHANICAL	2023 FLORIDA BUILDING CODE 8th EDITION / MECHANICAL
GAS	2023 FLORIDA BUILDING CODE 8th EDITION / FUEL - GAS
ENERGY	2023 FLORIDA BUILDING CODE ENERGY 8th EDITION

NOTES: ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE.

SHEET NUMBER INDEX:

A - 1.0.

- SHEET NUMBER
- DISCIPLINE A=ARCH, LSP=LIFE SAFETY PLAN, SP=SITE PLAN, C=CIVIL, S=STRUCTURAL M=MECHANICAL, P=PLUMBING E=ELECTRICAL

INDEX OF DRAWINGS

SHEET #	DESCRIPTION	PERMIT SET	REV 1	REV 2	REV 3	REV 4	REV 4	
A-0.0	COVER SHEET	●						
SURVEY								
S-1	SURVEY	●						
ARCHITECTURE								
SP-1.0	SITE PLAN	●						
A-1.0	FLOOR PLAN	●						
A-2.0	EXTERIOR ELEVATIONS	●						
A-2.1	STREET ELEVATIONS AND PHOTOS	●						
L-1.0	LANDSCAPE SITE PLAN AND NOTES	●						

SYMBOL LEGEND:

- ELEVATION NUMBER / SHEET NUMBER
- DETAIL, SECTION OR PLAN NUMBER
- WALL SECTION NUMBER / BUILDING SECTION LETTER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- "0-'0" XXX — ELEVATION DATUM POINT
- NOTE NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- REVISION NUMBER
- ROOM XXX — ROOM NAME / ROOM NUMBER

SCOPE OF WORK :

WE ARE REQUESTING A VARIANCE FROM SECTION 4.22(R) OF THE UNIFIED LAND DEVELOPMENT CODE IN ORDER TO PROVIDE 7 INBOUND STACKING SPACES AND 0 OUTBOUND STACKING SPACES PER DRIVE-THRU LANE FOR A DRIVE-THRU FACILITY WHEN CODE REQUIRES 6 INBOUND PARKING SPACES AND 4 OUTBOUND STACKING SPACES.

DTI ARCHITECTS
Associates, Inc. AA26001933
ARCHITECTURE | PLANNING | INTERIOR DESIGN
14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA · CARLOS PIZARRO · AR0013079 · REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:

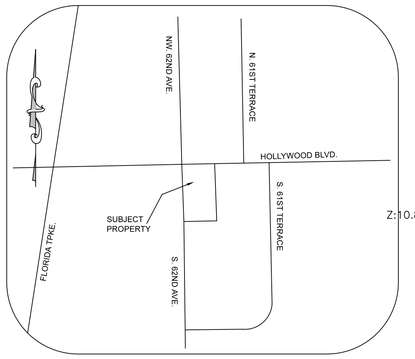
DEVELOPER:
JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT:
VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

Job Number: 24050.01
File name:
Issued Date: 04-28-2025
Drawn by: J.M.
Checked by: T.R.

SHEET NAME
COVER SHEET

SHEET NUMBER
A-0.0



VICINITY MAP

GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°46'17" EAST ALONG THE SOUTH LINE OF HOLLYWOOD BLVD., AS RECORDED IN PLAT BOOK 29, ON PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. GLW2400869 WITH A EFFECTIVE DATE OF 02-03-25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID PROPERTY REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C, WITH A DATE OF IDENTIFICATION OF 08-18-14, FOR COMMUNITY NO. 0564H, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

5. THE PROPERTY HAS DIRECT ACCESS TO EAST BROWARD BLVD. AND SE. 1ST ST., ALL BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

6. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES.

7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS [EXCEPT AS SHOWN OR NOTED HEREON].

8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO [INSERT JURISDICTION]. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS [EXCEPT AS SHOWN OR NOTED HEREON]

9. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS SHOWN OR NOTED HEREON].

10. UTILITIES SHOWN ARE FROM VISIBLE EVIDENCE ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

11. [NO APPARENT] WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS. "NO MARKERS INDICATING A DELINEATION OF WETLANDS HAVE BEEN OBSERVED DURING THE COMPLETION OF THIS SURVEY"

12. THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.

13. AT THE TIME OF SURVEY THERE WERE NO ENCROACHING APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY EXCEPT AS SHOWN BELOW IN THE LIST OF POSSIBLE ENCROACHMENTS.

14. ELEVATIONS ARE ESTABLISHED BASED ON BROWARD COUNTY MONUMENT, PID 2062 WHICH HAS AN ELEVATION OF 10.092 FEET. FOUND ABOUT 2.4 MILES WEST ALONG HOLLYWOOD BOULEVARD FROM THE CITY HALL AT HOLLYWOOD. MARK BEARS 55' NORTH OF THE CENTERLINE OF HOLLYWOOD BOULEVARD, 43' EAST OF THE CENTERLINE OF NORTH 52 AVENUE, 7' EAST OF A CONCRETE SIGNAL POLE, 1.9' NORTH OF NORTH EDGE OF A 6' WIDE CONCRETE SIDEWALK, 1.9' WEST OF THE WEST EDGE OF A 5' CONCRETE SIDEWALK, 3" BELOW THE LEVEL OF A CONCRETE SIDEWALK. MARK IS A STANDARD BROWARD COUNTY ENGINEERING DIVISION BRASS DISC SET INTO THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND, 5' EAST FROM A WITNESS POST.

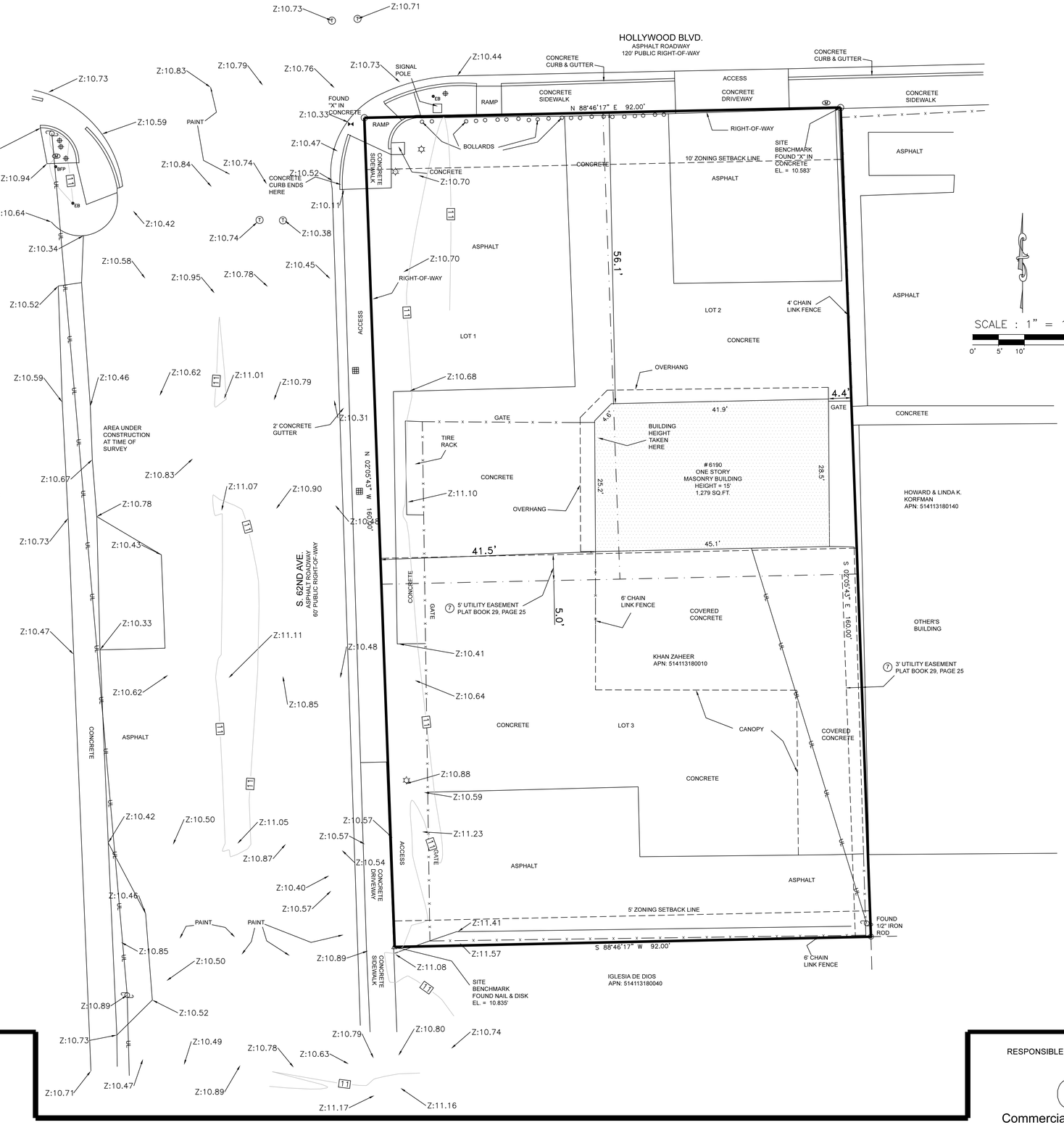
GROSS LAND AREA

14,695 SQ.FT. OR
0.337 ACRES MORE OR LESS

NORTH ARROW AND BAR SCALE

LEGEND & ABBREVIATIONS

- Ⓣ = Telephone Manhole
- WM = Water Meter
- ⋈ = Water Valve
- UP = Utility Pole
- ☼ = 4" Light Pole
- ⊕ = Traffic Control Box
- EB = Electric Box
- GI = Grate Inlet
- ⊕ = Traffic Control Box
- BFP = Back Flow Preventer
- UL = Overhead Utility Line
- x x = Chainlink Fence Line



RECORD LEGAL DESCRIPTION

Lots 1, 2 and 3, LYNDON PARK, according to the map or plat thereof as recorded in Plat Book 29, Page 25, of the Public Records of Broward County, Florida.

NOTES CORRESPONDING TO SCHEDULE B:

(7) 7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Lyndon Park, recorded in Plat Book 29, Page 25, of the Public Records of Broward County, Florida. APPLIES TO THE SUBJECT PROPERTY AS SHOWN ON SURVEY.

LIST OF POSSIBLE ENCROACHMENTS

NONE AT TIME OF SURVEY.

ZONING INFORMATION

ZONING DISTRICT: S-MU (SOUTH MIX-USE DISTRICT)
AREA: 14,730 SQ FT. OR 0.33 ACRES
LOT COVERAGE: 95%
DENSITY: 50 DU/A (GROSS AREA FROM CENTER OF STREET)
F.A.R.: N/A
MINIMUM OPEN SPACE: 5%
MAX UNITS ALLOWED: 17
MAX BUILDING HEIGHT: 65 FEET

SETBACKS:
FRONT: 10'
REAR: 5'
SIDE: 0'

PARKING REQUIREMENTS:
THE CALCULATED OF REQUIRED OFF-STREET PARKING, AND ANY OTHER APPLICABLE REGULATION NOT SET FORTH HEREIN, SHALL BE PURSUANT TO ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.

SURVEYOR'S CERTIFICATION

To: Westover Hollywood LLC; Texas Exchange Bank, a Texas bank, its successors and/or assigns; and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on: 06-14-24
and revisted on: 11-07-24

Date of Plat or Map: 11-07-24

EARL N. STROM
FLORIDA LICENSED SURVEYOR NO. 4462

EARL N. STROM CERTIFICATE No. 4462 STATE OF FLORIDA REGISTERED LAND SURVEYOR

REVISIONS

NO.	Description of Revisions	DATE

ALTA/NSPS SURVEY

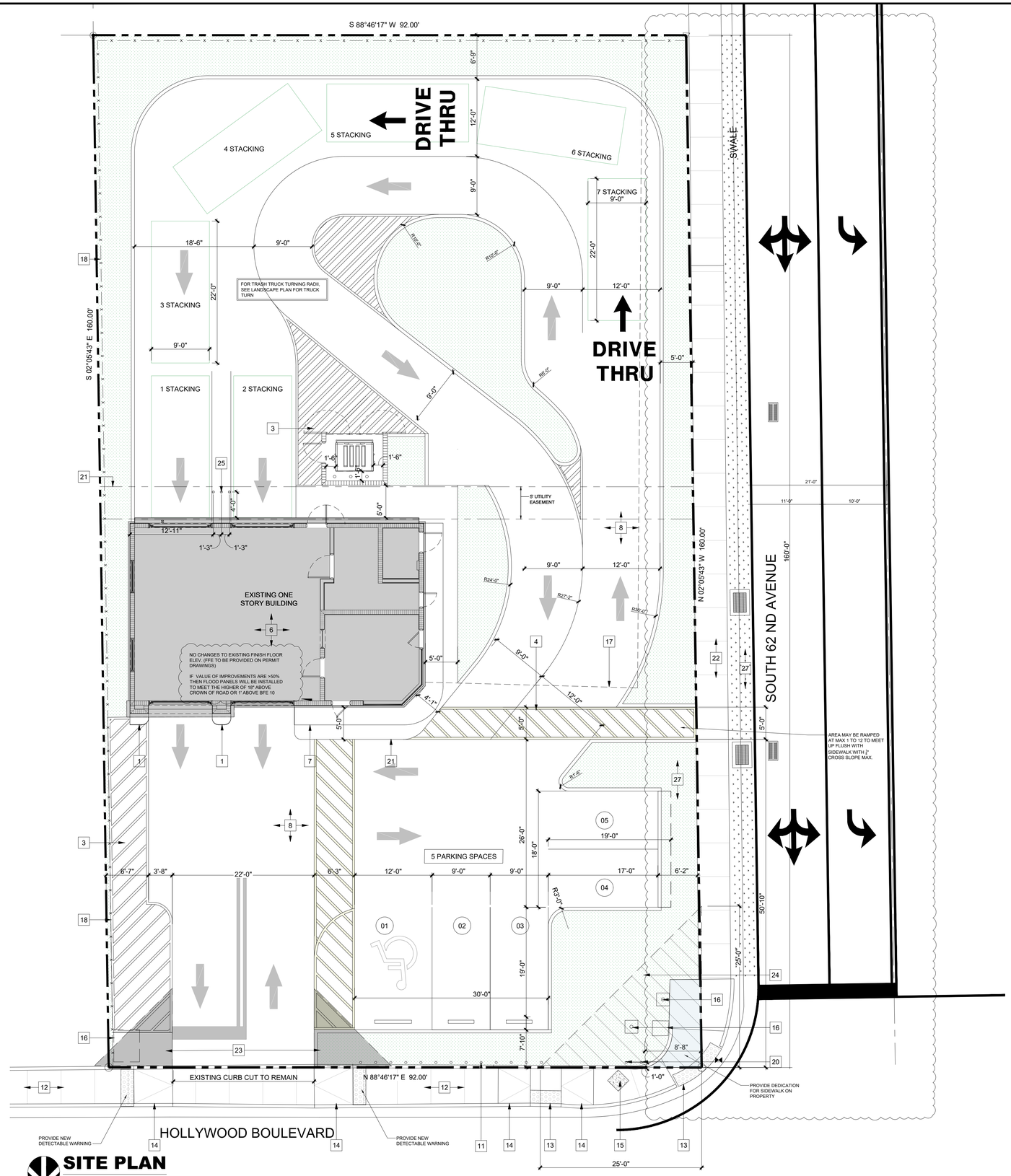
6190 HOLLYWOOD BLVD.

HOLLYWOOD, FL 33024

RESPONSIBLE SURVEYOR CONTACT INFORMATION

CSSI
Commercial Surveying Specialists, Inc.
357 6th Avenue West
Bradenton, Fl. 34205
(405) 202-3001

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvna.com
www.bvna.com



SITE PLAN

SCALE:1/8" = 1'-0"

ZONING INFORMATION

ZONING: S-MU (SOUTH MIX - USE DISTRICT 2)

LAND AREA: 14,730 SF = 0.338 ACRE

BUILDING AREA: 1,279 SF

FEMA FLOOD ZONE:
AH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD, AH COASTAL FLOODPLAIN, X 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD

PROPERTY ID: 514113180010

CURRENT USE: REPAIR GARAGE (NO CHANGES IN USE)

PARKING REQUIRMENTS:

AUTO REPAIR - 1 PER 400 SF
BUILDING SQFT : 1,027 SQFT
REQUIRED PARKING : 3

1 PER 250 SF
OFFICE SQFT : 230 SQFT
REQUIRED PARKING : 1
TOTAL REQUIRED PARKING : 4
TOTAL PROPOSED PARKING : **5**

NOTE:

ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS

THE SCOPE OF WORK ON THE PROJECT IS FOR A FACADE AND INTERIOR RENOVATION. DUE TO THE REQUEST FOR STACKING BEING PROVIDED ON SITE, PAVEMENT MARKINGS AND CURBS HAVE BEEN PROVIDED.

SITE DRAINAGE IS NOT BEING MODIFIED, HOWEVER ADDITIONAL LANDSCAPE IS BEING PROVIDED WHICH WILL HELP THE EXISTING DRAINAGE ON SITE.

THE EXISTING BUILDING HAS A ROOF THAT IS COLLECTED BY A GUTTER AND DOWNSPOUT WHICH IS DISPELLED BY A SPLASHBLOCK ON GRADE. NO CHANGES HAVE BEEN MADE.

SITE PLAN KEYED NOTES:

1. EXISTING CURB
2. EXISTING LANDSCAPE AREA TO BE RESODDED
3. 4" WIDE WHITE STRIPES, VEHICULAR PAINT, TYPICAL. (SEE SITE DETAILS ON SHEET SP-1.1)
4. ACCESSIBLE PEDESTRIAN AREA, 4" WIDE YELLOW STRIPES, VEHICULAR PAINT, MAX 1:20 SITE SLOPE CONTRACTOR TO VERIFY IF EXCEEDED, NOTIFY ARCHITECT, CROSS SLOPE MAX AT 1:48
5. CONCRETE TRASH ENCLOSURE (SEE SITE PLAN DETAILS)
6. EXISTING ONE STORY BUILDING
7. EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED
8. EXISTING ASPHALT/ CONCRETE DRIVE NO CHANGES.
9. ACCESSIBLE PARKING SPACE TO BE LEVEL 1/4" MAX SLOPE PER FOOT. IF NOT, NOTIFY ARCHITECT.
10. ADA PARKING STALL (SEE SITE PLAN DETAILS)
11. EXISTING BOLLARDS TO REMAIN
12. EXISTING CONCRETE SIDEWALK (NO CHANGES)
13. EXISTING DETECTABLE WARNING SURFACE (NO CHANGES)
14. EXISTING RAMPS
15. EXISTING STREET LIGHT
16. EXISTING CONCRETE FOUNDATIONS, LIGHT POLES TO BE DEMOLISHED
17. EXISTING FENCE/ GATE TO BE DEMOLISHED
18. EXISTING CHAIN LINKED FENCE WITH SCREENING TO REMAIN.
19. NEW LIGHT POLE (SEE ELECTRICAL)
20. REPLACE 2 DAMAGED BOLLARDS WITH NEW 6" CONCRETE FILLED BOLLARDS. SEE DETAIL SP- 1/1.1
21. 5' UTILITY EASEMENT
22. NEW CONCRETE SIDEWALK.
23. 12' X 12' VISIBILITY TRIANGLE. NO GATES, FENCES OR WALLS INSIDE THIS AREA, LANDSCAPING SHALL BE NO TALLER THAN 72".
24. 25' X 25' CORNER SETBACK. NO FENCE INSIDE THIS ARE, LANDSCAPING SHALL BE NO TALLER THAN 2'-0".
25. NEW 4" STEEL BOLLARDS PAINTED CAUTION YELLOW (SEE SITE PLAN DETAILS SP- 4/1.1)
26. NEW CONCRETE CURB.
27. NEW TO BE GRADED AND SLOPED TO EXISTING CATCH BASINS

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STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
2	04-08-2025
3	07-18-2025

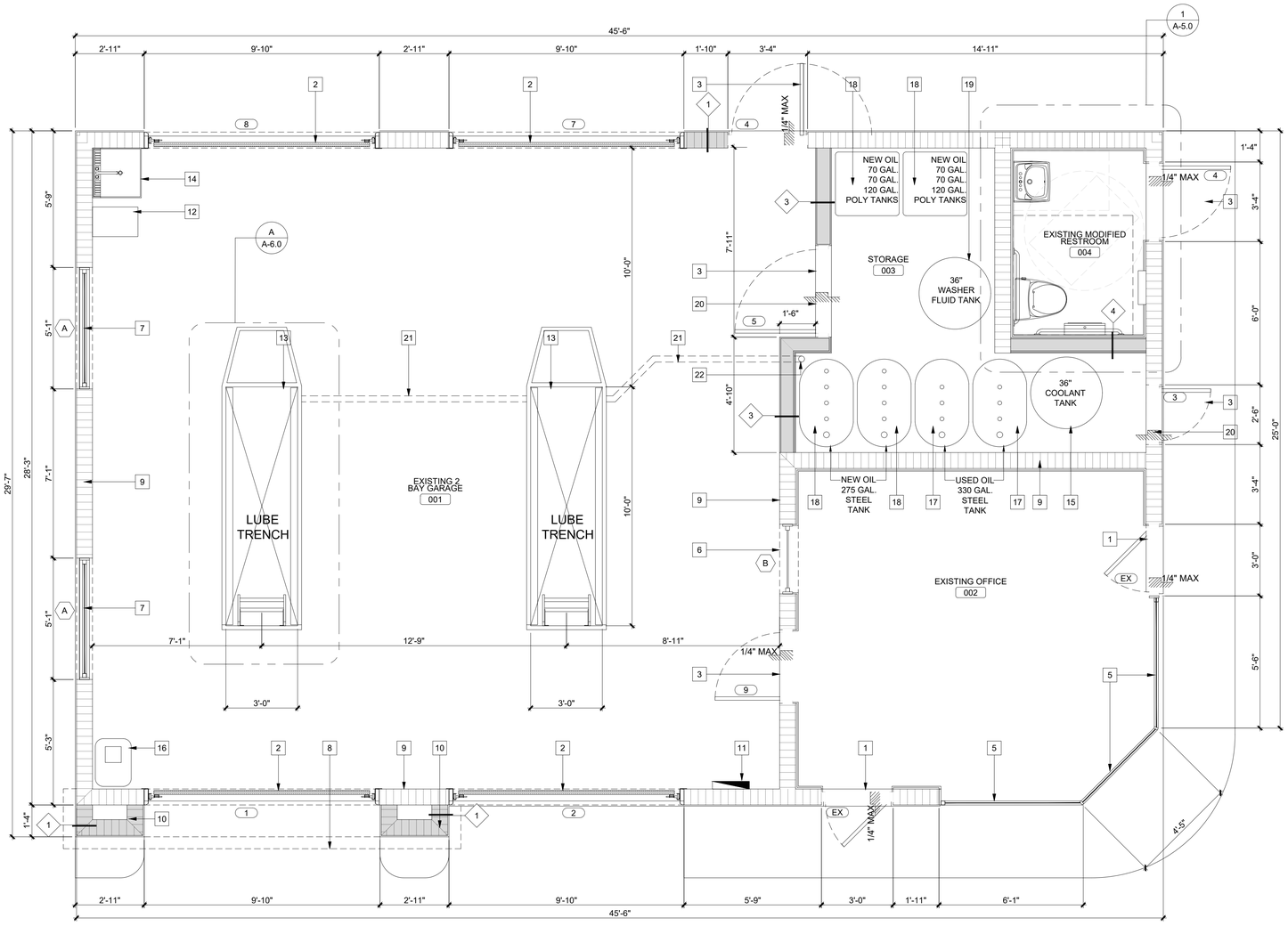
DEVELOPER:
JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT:
VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

Job Number:	24050.01
File name:	
Issued Date:	04-28-2025
Drawn by:	J.M.
Checked by:	T.R.

SHEET NAME
SITE PLAN

SHEET NUMBER
SP-1.0



PROPOSED GROUND FLOOR PLAN

SCALE:3/8" = 1'-0"

PER 803.1.1 FBC
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS C:FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

NOTE:

GC SHALL BE REQUIRED TO COORDINATE W/ SECURITY CONTRACTOR INSTALLING CAMERA'S AND OTHERS SECURITY DEVICES.
SECURITY CONTRACTED DIRECTLY TO OWNER.

WALL TYPES LEGEND:

1. NEW 8" CMU/CONC. WALL W/ 5/8" STUCCO FINISH OUTSIDE, AND TRIPLE COAT PAINTED FINISH IN SIDE WHERE NECESSARY.
2. EXISTING 8" CMU/CONC. WALL W/ 5/8" STUCCO FINISH OUTSIDE
3. NEW PAINTED $\frac{5}{8}$" DENSARMOR OVER 6" METAL STUD W/ PAINTED $\frac{1}{2}$" PLYWOOD 4' HIGH OVER $\frac{5}{8}$" DENSARMOR, INTERIOR OIL STORAGE SIDE.
4. NEW PAINTED $\frac{5}{8}$" DENSARMOR OVER 6" METAL STUD W/ PAINTED $\frac{1}{2}$" PLYWOOD 4' HIGH OVER $\frac{5}{8}$" DENSARMOR OVER TILE & GROUT.

STUCCO NOTES:

1-STUCCO OVER FRAMING SHALL BE 3 COATS STUCCO OVER PAPER BACKED METAL LATH (1) LAYER 30 LB ON 3 /4" EXTERIOR GRADE FIRE RETARDANT TREATED PLYWOOD SHEATHING W/ # 10-16 SCREWS AT 4" O.C.

2-STUCCO OVER MASONRY OR CONCRETE SHALL BE 2 COATS STUCCO. WHERE NEW STUCCO IS A CONTINUATION OF EXISTING, NEW STUCCO SHALL BE SAME THICKNESS, AS FLUSH SURFACE WITH AND FINISH TO MATCH EXISTING.

NOTE: PLYWOOD TO BE RETARDANT TREATED WOOD BY SECTION 603.1 FBC. G.C. PROVIDE SEALED ENGINEERED METAL STUD SHOP DWG , RE: SECTION 106.3.5 OF THE SCC CH. 40 APP. A

METAL FRAME NOTES:

1-MTL. STUDS BY SPECIALITY ENGINEER SUBMIT S&S CALCULATION & SHOP DRAWINGS FOR REVIEW.
2-CONNECTION OF METAL STUDS TO STRUCTURE BY SPECIALITY ENGINEER.

NOTE:

GENERAL CONTRACTOR VERIFY IN FIELD ALL INFORMATION GIVEN IN THIS PLAN TO MEET FBC AND FLORIDA NFPA CODE AND STANDARDS.

FLOOR PLAN LEGEND:

- EXISTING MASONRY WALL TO REMAIN
- NEW MASONRY WALL
- X — DOOR TAG. REFER TO DOOR SCHEDULE.
- X — WINDOW TAG. REFER TO WINDOW SCHEDULE.
- X — WALL TYPE TAG. REFER TO WALL TYPES LEGEND ON THIS SHEET.

FLOOR PLAN KEY NOTES:

1. EXISTING DOOR TO BE REMAIN
2. NEW OVERHEAD GARAGE DOOR, SEE A-4.0
3. NEW HOLLOW METAL SWING DOOR
4. EXISTING ALUMINUM-GLASS DOOR TO REMAIN
5. EXISTING ALUMINUM-GLASS STORE FRONT TO REMAIN. REMOVE PAINT & RE CAULK SYSTEM
6. EXISTING INTERIOR WINDOW (SEE WINDOW SCHEDULED)
7. NEW FIXED WINDOW (SEE WINDOW SCHEDULED)
8. EDGE OF OVERHANG ROOF LINE ABOVE
9. EXISTING WALL
10. PROPOSED CMU BUMP-OUT
11. EXISTING ELECTRICAL PANEL TO REMAIN
12. GREASE INTERCEPTOR, (SEE MECHANICAL DRAWINGS)
13. OIL PIT (SEE STUCT. PLANS.)
14. NEW UTILITIES (SEE PLUMBING)
15. COOLANT TANK, PROVIDED BY OWNER GC TO INSTALL
16. AIR COMPRESSOR PROVIDED BY OWNER GC TO INSTALL
17. USED OIL TANK PROVIDED BY OWNER GC TO INSTALL
18. NEW OIL POLY TANK PROVIDED BY OWNER GC TO INSTALL
19. WASHER FLUID TANK PROVIDED BY OWNER GC TO INSTALL
20. 6" HIGH CONCRETE CURB SURROUNDING STORAGE ROOM
21. 3" DIAMETER PVC OVER FLOW PIPE. USE SWEEPS AT TURNS.
22. 3" DIAMETER PVC FLOOR DRAIN, TERMINATE 2" ABOVE FLOOR. REFER TO PLUMBING

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STATE OF FLORIDA · CARLOS PIZARRO · AR0013079 · REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:

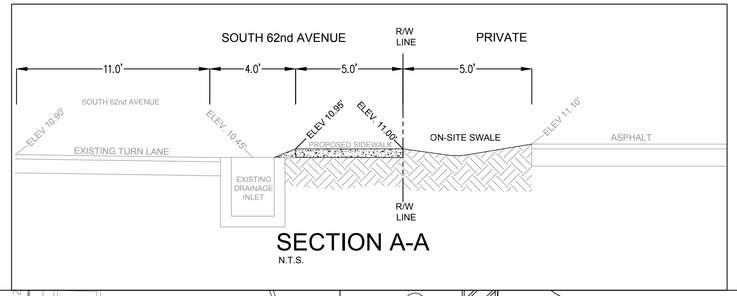
DEVELOPER: JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT: VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

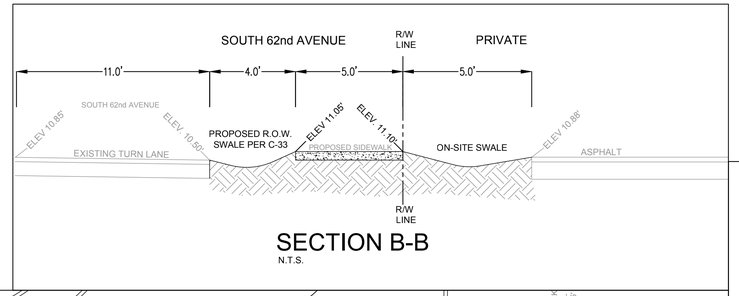
Job Number:	24050.01
File name:	
Issued Date:	04-28-2025
Drawn by:	J.M.
Checked by:	T.R.

SHEET NAME
GROUND FLOOR PLANS

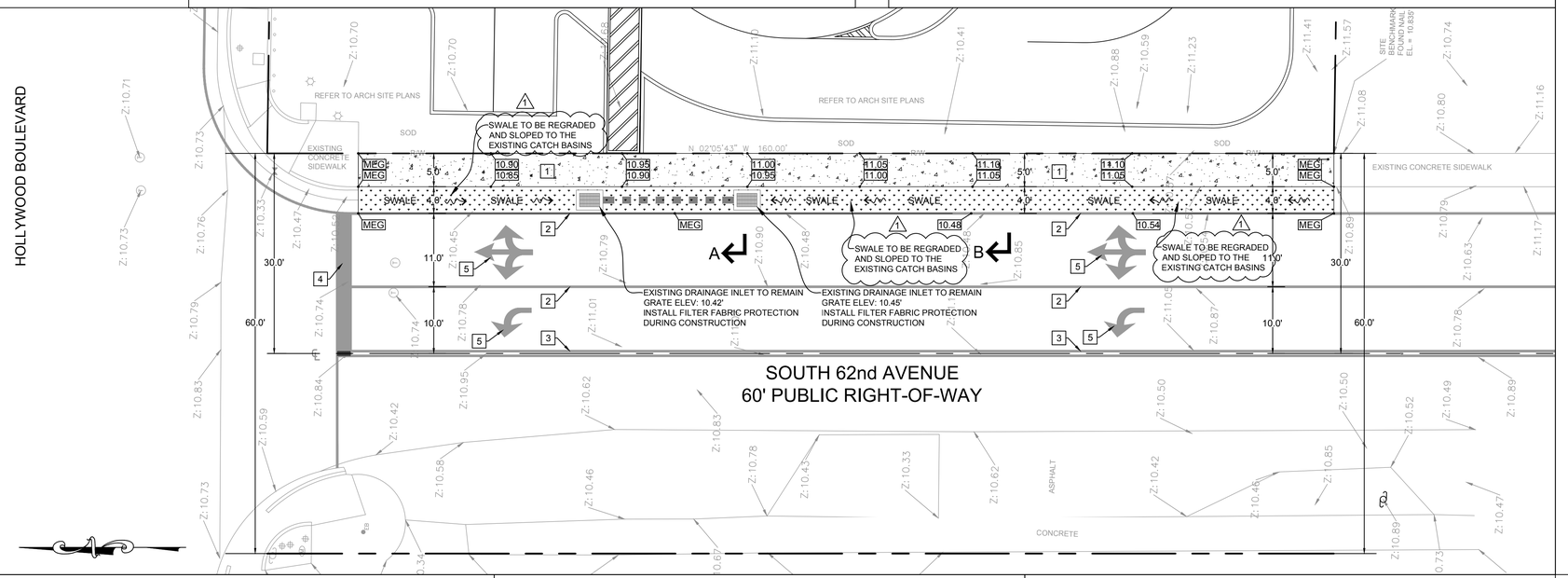
SHEET NUMBER
A-1.0

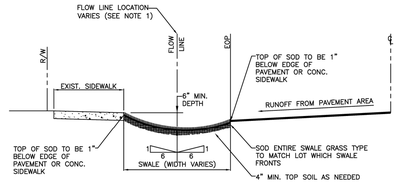


SECTION A-A
N.T.S.



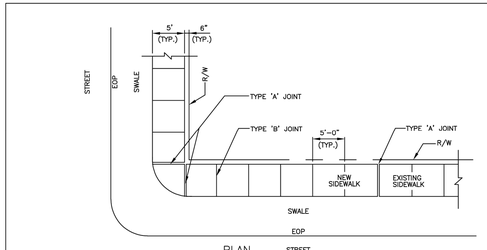
SECTION B-B
N.T.S.





NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING		DRAWING NO.: C–33
APPROVED: JG			

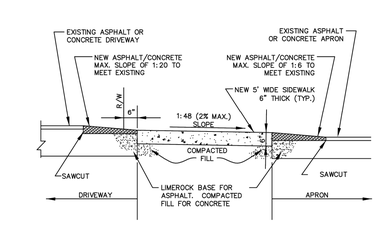


SIDEWALK JOINTS

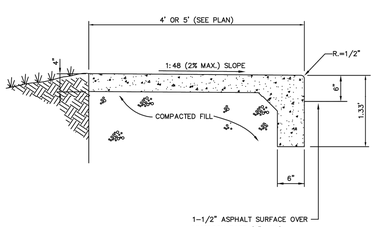
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:
1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)		DRAWING NO.: C–25
APPROVED: JG			

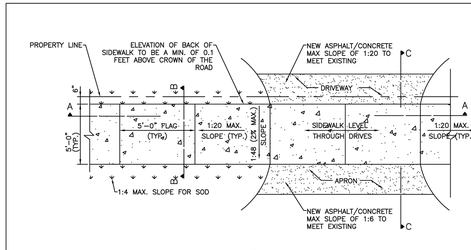


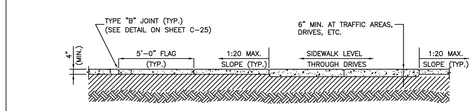
SECTION C–C



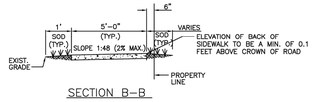
SIDEWALK WITH CURB

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)		DRAWING NO.: C–24
APPROVED: JG			





SECTION A–A



SECTION B–B

NOTE:
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)		DRAWING NO.: C–23
APPROVED: JG			

KEYNOTES:

1. PROPOSED 6" THICK CONCRETE SIDEWALK PER CITY OF HOLLYWOOD STANDARD DETAILS
2. EXISTING 6" WHITE STRIPE
3. EXISTING 6" DOUBLE YELLOW STRIPES
4. EXISTING 24" WHITE STOP BAR
5. EXISTING DIRECTIONAL ARROWS

SITE LEGEND

SYMBOL	DESCRIPTION
	NEW CONCRETE SIDEWALK PER CITY OF HOLLYWOOD STANDARD DETAILS C-23 TO C-25, SAWCUT AND REMOVED EXISTING ASPHALT, PROVIDE COMPACTED FILL TO MEET REQUIRED ELEVATIONS
1	NEW SOD SWALE PER CITY OF HOLLYWOOD STANDARD DETAIL C-33, SAWCUT AND REMOVED EXISTING ASPHALT, REGRADE AND SLOPE TO EXISTING CATCH BASINS, PROVIDE TOP SOIL AS NEEDED TO MEET REQUIRED SOD ELEVATIONS
	EXISTING DRAINAGE INLET
MEG	MATCH EXISTING GRADE
6.00	PROPOSED SPOT GRADE
Z:10.79	EXISTING SPOT GRADE

This item has been digitally signed and sealed by John E Flynn, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRACE ENGINEERING
Civil Engineering Consultants
17110 SW 64th Court
Southwest Ranches, Florida 33331
GraceEngineeringLLC@gmail.com
754.200.4534

JOHN E. FLYNN LICENSED No 63316 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 22, 2025

JOHN E. FLYNN, P.E.
Florida License No. 63316
GRACE ENGINEERING, LLC
Certificate of Authorization No. 29280

GRADE ELEVATIONS ARE IN NAVD88 DATUM

10 0 10 40
GRAPHIC SCALE IN FEET
SCALE 1" = 10'
24 x 36 SHEET

SOUTH 62nd AVENUE PUBLIC SIDEWALK AND SWALE IMPROVEMENTS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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Revisions:
1 02-11-2025
2 07-22-2025

DEVELOPER: JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT: TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024

Job Number: 24050.01
File name:
Issued Date: 12-01-2024
Drawn by: J.F.
Checked by: J.F.

SHEET NAME
SIDEWALK IMPROVEMENT PLAN

SHEET NUMBER
R-1

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C–01
APPROVED: JG		

18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
21. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
24. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.
25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
26. ALL RAMPS, SIDEWALK CURB RAMPS, AND, ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE–SODDED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954–967–4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1–800–432–4770 (SUNSHINE ONE–CALL OF FLORIDA).

Sunshine811

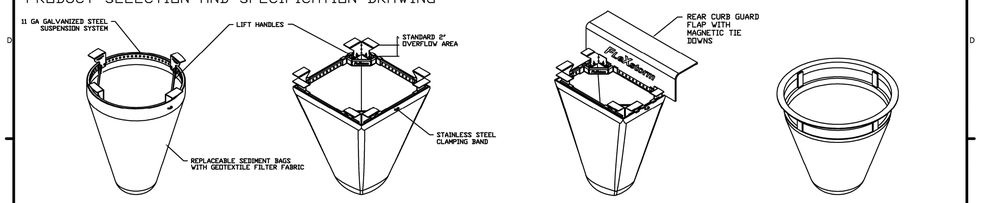
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C–02
APPROVED: JG		

STANDARD PROCEDURE FOR ROW PERMITS:

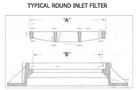
1. ENGINEERING DIVISION WILL NOT ISSUE R.O.W. PERMITS UNTIL THE UTILITY COMPANY SCHEDULE AND ATTEND A PRE–CONSTRUCTION MEETING.
2. A REPRESENTATIVE FROM THE UTILITY COMPANY MUST ATTEND THE PRE–CONSTRUCTION MEETING, ALONG WITH THE CONTRACTOR AND/OR SUB–CONTRACTOR ACTUALLY PERFORMING THE WORK. CONTACT INFORMATION FOR THE UTILITY COMPANY REPRESENTATIVE AND THE CONTRACTOR PERFORMING THE WORK MUST BE PROVIDED FOR EACH PROJECT DURING THE PRE–CONSTRUCTION MEETING.
3. PERMITS WILL BE ISSUED FOR A DEFINED PERIOD OF TIME, AND ARE ONLY VALID DURING THE SPECIFIED TIME. THE PERMIT DURATION WILL BE DETERMINED DURING PLAN REVIEW AND WILL BE BASED ON THE SCOPE OF WORK. THE PERMIT WILL ONLY BE VALID DURING THE TIME PERIOD STATED ON THE APPROVED PLANS.
4. WHEN CROSSING OF THE CITY'S CRITICAL OPERATIONAL INFRASTRUCTURE, WHICH IS GENERALLY ANY UTILITY PIPE SIZES 12" AND GREATER, UTILITY COMPANY MUST SUBMIT A SIGNED LETTER FROM AN AUTHORIZED PERSON FROM THE COMPANY, ACKNOWLEDGING THAT THE PROJECT PROPOSES TO CROSS SUCH INFRASTRUCTURE. THIS LETTER SHOULD BE SUBMITTED DURING INITIAL PERMIT SUBMITTAL TO PREVENT DELAYS IN ISSUANCE OF R.O.W. PERMIT. THE LETTER SHALL BE ACCOMPANIED BY A MAP SHOWING THE LOCATION OF ALL SUCH CRITICAL INFRASTRUCTURE BEING CROSSED AND SUCH MAP SHALL BE ON THE COVER PAGE OF THE PERMIT PLAN SET.
5. PERMITS MUST BE ONSITE DURING CONSTRUCTION. ANY CITY EMPLOYEE WITH PROPER IDENTIFICATION CAN STOP AND ASK A CONTRACTOR FOR THEIR PERMITTED SET OF PLANS, AND STOP WORK FOR ANY CONTRACTOR WHO DO NOT PRESENT A VALID PERMITTED SET OF PLANS. A CONTRACTOR WORKING OUTSIDE OF THE PERMIT ISSUANCE WINDOW IS CONSIDERED TO BE WORKING WITHOUT A PERMIT, AND WILL BE SUBJECT TO ISSUANCE OF A VIOLATION FOR DOING WORK WITHOUT A PERMIT. VIOLATIONS FOR WORK WITHOUT A PERMIT CAN RESULT IN SUSPENSION OF A CONTRACTOR'S ABILITY TO OBTAIN PERMITS TO WORK WITHIN THE CITY.
6. WHEN A PROPOSED UTILITY CROSSES AN EXISTING CITY GRAVITY SANITARY SEWER OR DRAINAGE PIPE, THE UTILITY COMPANY MUST TELEVISE THE PIPE, AND PROVIDE VIDEO AT THE POINT OF CROSSING. A CLEAR SKETCH WITH DIMENSIONS MUST BE PROVIDED IDENTIFYING THE CROSSING POINT. THIS HAS TO BE DONE PRIOR TO SCHEDULING FINAL INSPECTION.
7. WHENEVER A PROPOSED UTILITY CROSSES EXISTING CITY UTILITIES, THE DEPTH OF THE EXISTING CITY UTILITIES MUST BE FIELD VERIFIED VIA SOFT DIGS, OR OTHER ACCEPTABLE METHODS THAT CAN ACCURATELY DETERMINE THE TRUE DEPTH OF THE EXISTING UTILITY. IF A METHOD OTHER THAN SOFT DIG IS UTILIZED TO IDENTIFY THE DEPTH OF EXISTING UTILITIES, THE PERMITTEE MUST NOTIFY THE CITY OF THE METHOD, AND PROVIDE INFORMATION ATTESTING TO THE ACCURACY OF THE METHOD. MINIMUM VERTICAL AND HORIZONTAL SEPARATIONS NOTED ON THE APPROVED PLANS MUST BE PROVIDED.
8. PRIOR TO FINAL INSPECTION, AN AS–BUILT PLAN AND BORE LOG MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE AS–BUILT PLAN MUST CLEARLY IDENTIFY THE DEPTH OF THE CITY'S EXISTING UTILITY AT THE POINT WHERE THE NEWLY INSTALLED UTILITY CROSSES IT, AND THE DEPTH AT WHICH THE NEW UTILITY WAS INSTALLED. THIS IS TO VERIFY THAT PROPER SEPARATION DISTANCES HAVE BEEN PROVIDED.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ROW PERMITS STANDARD PROCEDURE	DRAWING NO.: C–03
APPROVED: JG		

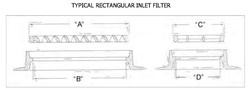
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



TYPICAL ROUND INLET FILTER



TYPICAL RECTANGULAR INLET FILTER



COMBINATION INLET FILTER FOR CURB HOODS

STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

1. INDENTIFY YOUR FRAME STYLE AND SIZE		
STYLE	*FRAME STYLE AND SIZE*	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	625RD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	625SQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	625CB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag	Solids Storage	Filtered Flow Rate at 50% Max (CFS)	
Size	(CuFt)	FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

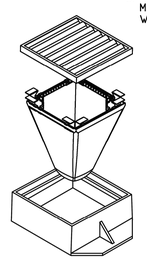
3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL CZINC PLATED OR GALVANIZED FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

DTI ARCHITECTS
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14125 NW 80th Avenue Suite 303
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www.dtiarchitect.com

Revisions:

1	02-11-2025
2	07-22-2025

DEVELOPER: JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT: TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024

This item has been digitally signed and sealed by John E Flynn, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GRACE ENGINEERING
Civil Engineering Consultants
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Southwest Ranches, Florida 33331
GraceEngineeringLLC@gmail.com
754.200.4534

JOHN E. FLYNN LICENSE No 63316 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 22, 2025

JOHN E. FLYNN, P.E.
Florida License No. 63316
GRACE ENGINEERING, LLC
Certificate of Authorization No. 29280

GRADE ELEVATIONS ARE IN NAVD88 DATUM

10 0 10 40
GRAPHIC SCALE IN FEET
SCALE 1" = 10'
24 x 36 SHEET

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Job Number:	24050.01
File name:	
Issued Date:	12-01-2024
Drawn by:	J.F.
Checked by:	J.F.

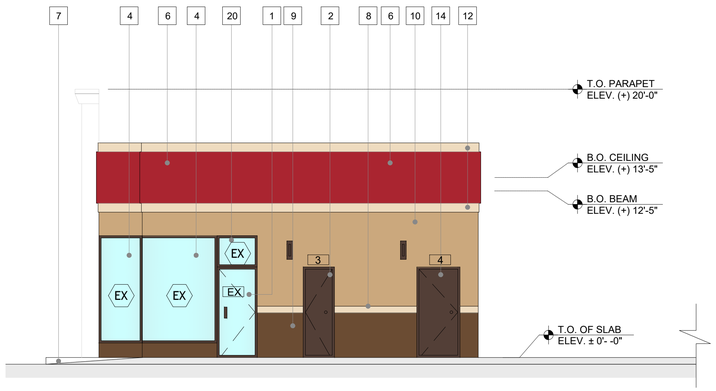
SHEET NAME
DETAILS & NOTES

SHEET NUMBER
R-2



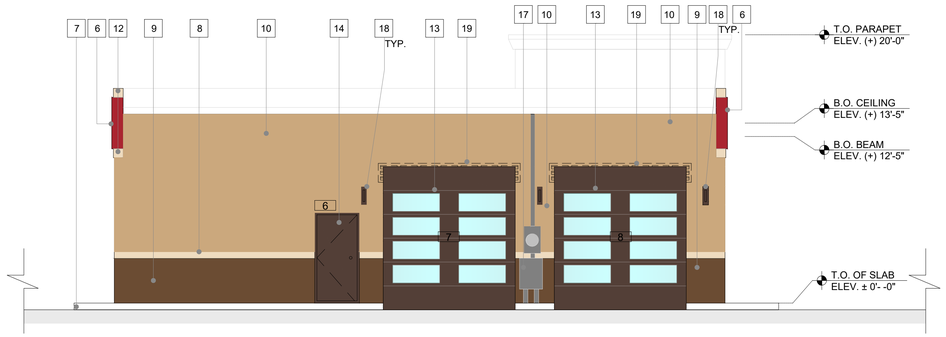
1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



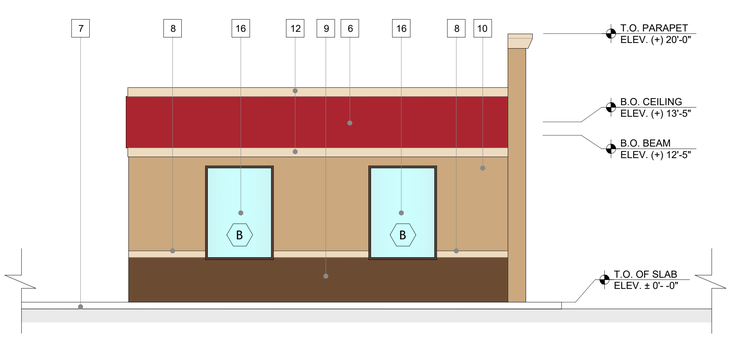
2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: ALL EXPOSED CONCRETE FLOOR TO BE SEALED AND FINISHED W/ NON SLIP EXTERIOR GRADE GRITTED HIGH TRAFFIC EPOXY PAINT

NOTE: ALL EXISTING MEASUREMENTS TO BE CHECKED & VERIFY IN FIELD PRIOR TO ANY DEMOLITION AND OR BEGINNING OF CONSTRUCTION.

FLOOR PLAN LEGEND:

- # — DOOR TYPE, SEE DOOR SCHEDULE (SHEET A-4.0)
- A — WINDOW TYPE, SEE WINDOW SCHEDULE (SHEET A-4.0)
- # — SEE THIS SHEET
- # — WALL TYPE, SEE WALL SCHEDULE

ELEVATION KEY NOTES:

1. EXISTING ALUMINUM GLASS DOOR
2. EXISTING ALUMINUM DOOR
3. EXISTING GARAGE DOOR
4. EXISTING ALUMINUM FRAME GLASS WINDOW
5. EXISTING TRANSOM WINDOW ABOVE DOOR
6. NEW EIFS BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 6871 POSITIVE RED
7. EXISTING SIDEWALK CONCRETE SLAB
8. 8" STUCCO BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
9. SMOOTH STUCCO FINISH - COLOR BOTTOM WAINSCOT SHERWIN WILLIAMS # SW 6097 STURDY BROWN
10. SMOOTH STUCCO FINISH - COLOR MAIN BODY SHERWIN WILLIAMS # SW 7693 STONE BRIAR
11. SMOOTH STUCCO FINISH - COLOR SHERWIN WILLIAMS # SW 6871 POSITIVE RED
12. NEW EIFS BANDING FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
13. NEW GARAGE OPENING & GARAGE DOOR.
14. NEW HOLLOW METAL DOOR
15. SMOOTH STUCCO FINISH - COLOR SHERWIN WILLIAMS # SW 7678 COTTAGE CREAM
16. NEW FIX GLASS WINDOWS
17. EXISTING ELECTRICAL METER BOX
18. WALL SCONCE EXTERIOR LIGHT FIXTURE
19. EXISTING WALL LOUVERS TO BE DEMOLISHED AND DISPOSED OF.
20. NEW WINDOW TRANSOM NOA # XXX

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Miami Lakes - Florida -33016
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www.dtiarchitect.com

STATE OF FLORIDA · CARLOS PIZARRO · AR0013079 · REGISTERED ARCHITECT

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
2	02-03-2025
3	07-18-2025

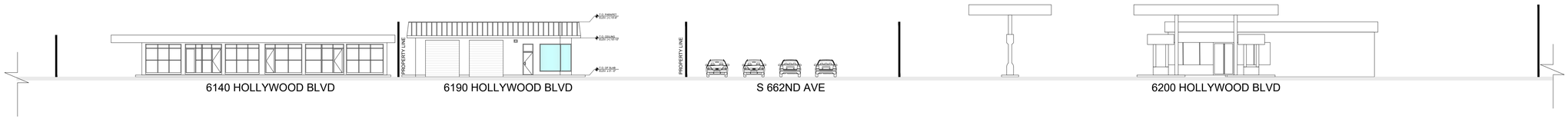
DEVELOPER: JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD

PROJECT: VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

Job Number: 24050.01
File name:
Issued Date: 04-28-2025
Drawn by: J.M.
Checked by: T.R.

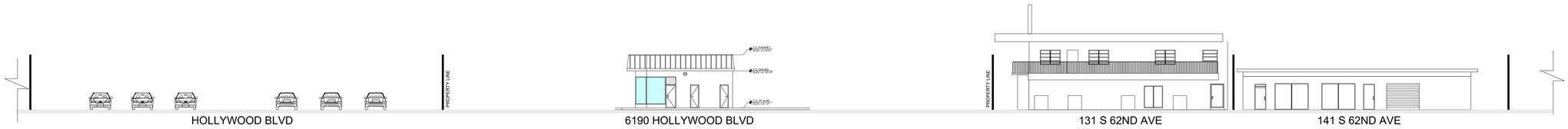
SHEET NAME
ELEVATIONS

SHEET NUMBER
A-2.0



1 EXISTING STREET PROFILE, HOLLYWOOD BLVD - NORTH

SCALE: 1/16" = 1'-0"



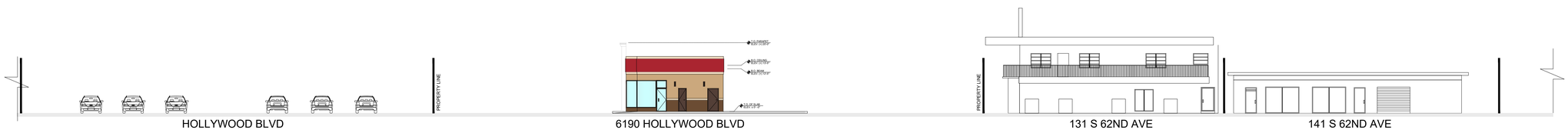
2 EXISTING STREET PROFILE, S 662ND AVE - WEST

SCALE: 1/16" = 1'-0"



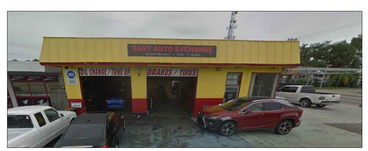
3 PROPOSED STREET PROFILE, HOLLYWOOD BLVD - NORTH

SCALE: 1/16" = 1'-0"

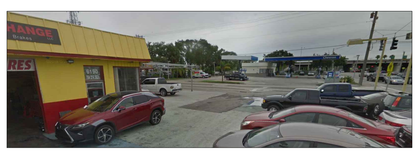


4 PROPOSED STREET PROFILE, S 662ND AVE - WEST

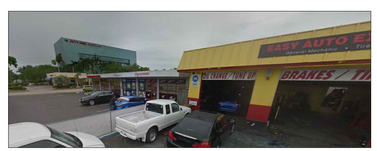
SCALE: 1/16" = 1'-0"



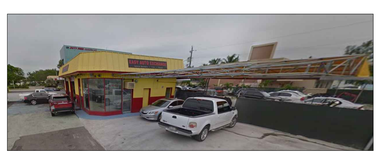
Subject Property – 6190 Hollywood Blvd – North Façade



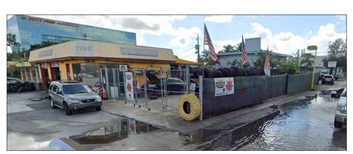
View to the East from 6190 Hollywood Blvd



View to the West from 6190 Hollywood Blvd



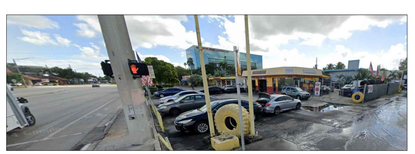
Subject Property – East Façade



View to the East from 62nd Ave



View to the west from 62nd Ave



Corner view – Intersection of Hollywood Blvd and S 62nd Ave

DTI
ARCHITECTS
Associates, Inc. AA26001933
ARCHITECTURE | PLANNING | INTERIOR DESIGN
14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA · CARLOS PIZARRO · AR0013079 · REGISTERED ARCHITECT

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
2	04-08-2025
3	07-18-2025

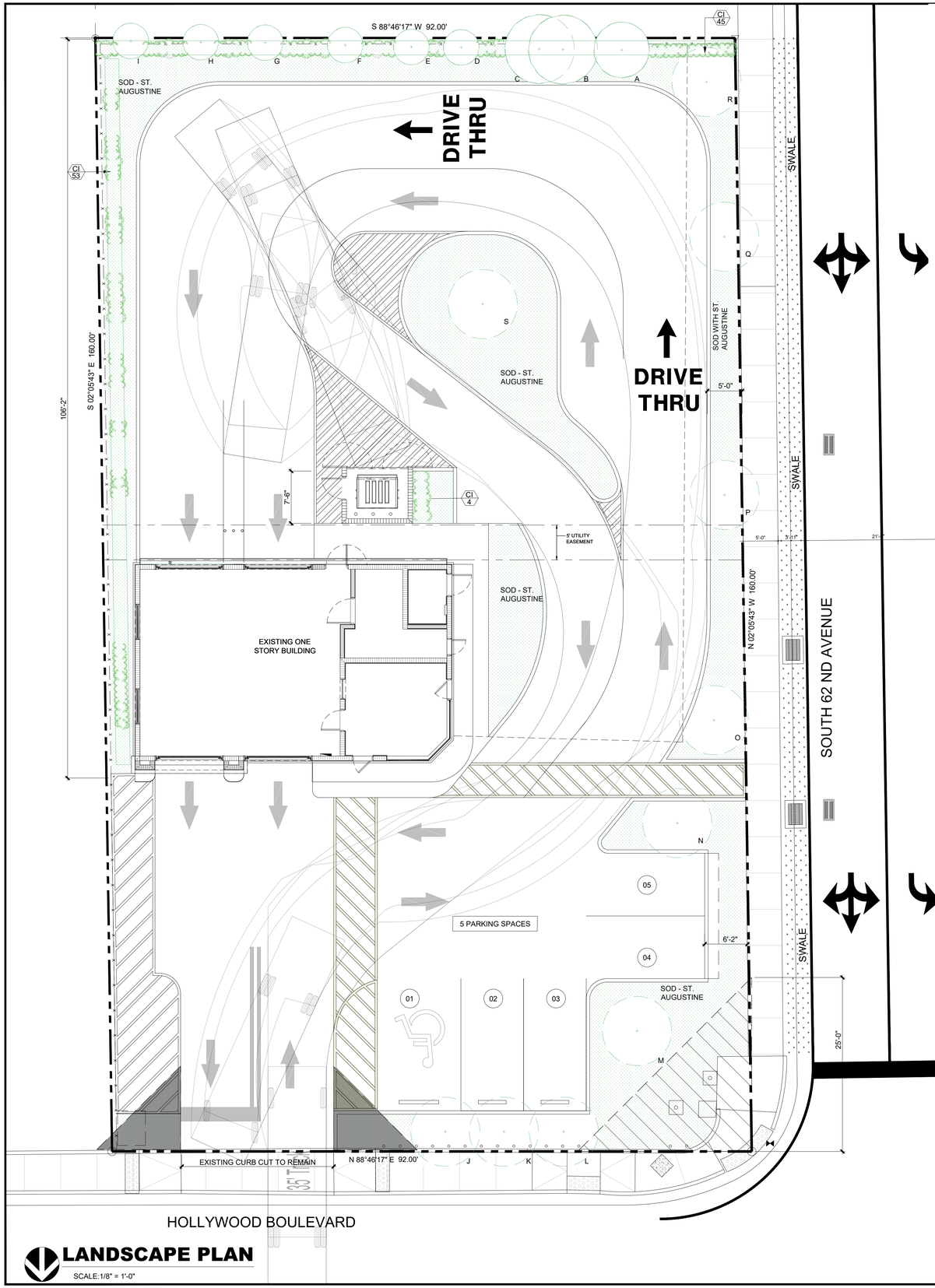
DEVELOPER: JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT: VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

Job Number:	24050.01
File name:	
Issued Date:	04-28-2025
Drawn by:	J.M.
Checked by:	T.R.

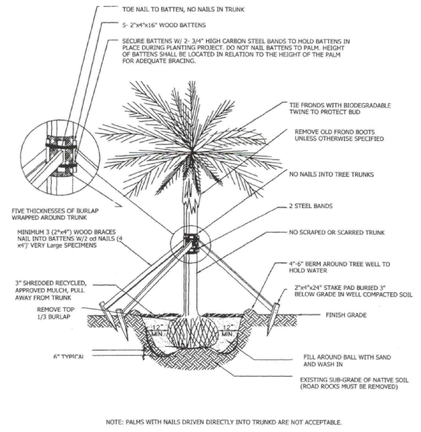
SHEET NAME
ELEVATIONS

SHEET NUMBER
A-2.1



LANDSCAPE PLAN

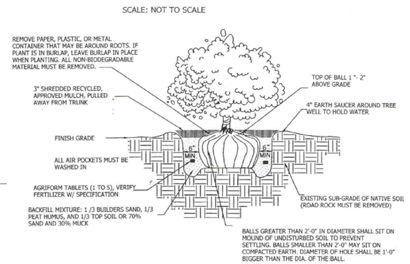
SCALE:1/8" = 1'-0"



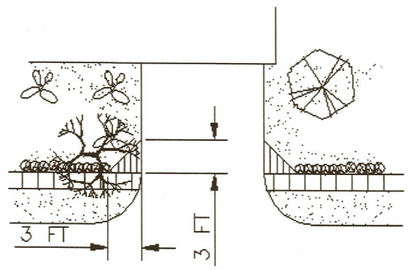
NOTE: PALMS WITH NAILS DRIVEN DIRECTLY INTO TRUNKD ARE NOT ACCEPTABLE.

TYPICAL PALM STAKING DETAIL

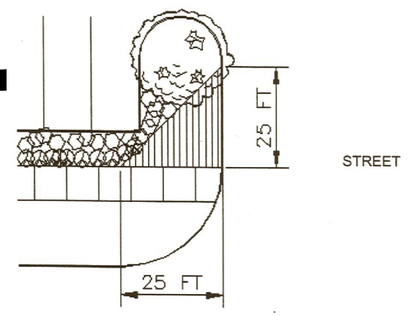
SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL



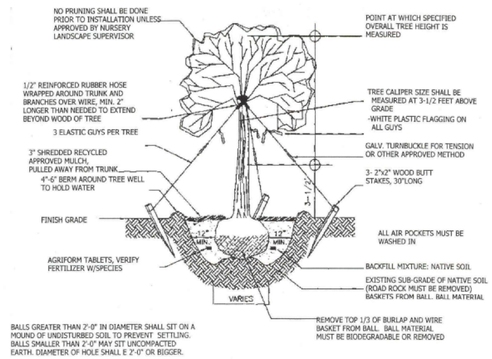
VIEW TRIANGLE AT ACCESSWAY



VIEW TRIANGLE AT CORNER

SECTION 8: LANDSCAPE DESIGN DETAILS

The detail drawings are for the purpose of guiding the homeowner, not for specification of landscape manual projects. For projects larger than 11,000 square feet a register landscape architect should be contacted.



TREE PLANTING DETAIL

SCALE: NOT TO SCALE

NOTE: 100% IRRIGATION PLANS TO BE PROVIDED DURING PERMITTING, PROVIDE SHOP DRAWINGS DURING CONSTRUCTION AND MUST BE OPERATIONAL PRIOR TO OCCUPANCY

ABOVE GROUND EQUIPMENT: WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. ADD NOTE: CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. PROVIDE MINIMUM OF 36" HT

EXISTING TREES

TREES #	BOTANICAL NAME	COMMON NAME	QUANTITY	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION
A	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	1	3	6' GW		GOOD	REMAIN
B	CASSIA SP	CASSIA	1	1.5	18	5	FAIR	REMAIN
C	ERIOBOTRYA JAPONICA	LOQUAT	1	3	12	12	FAIR	REMAIN
D	VEITCHIA SP	VEITCHIA PALM	1	4	5' GW		FAIR	REMAIN
E	COCOS NUCIFERA	COCONUT PALM	1	8	6' GW		FAIR	REMAIN
F	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	2	2.5	6' GW		FAIR	REMAIN
G	VEITCHIA SP	VEITCHIA PALM	1	4	5' GW		FAIR	REMAIN
H	VEITCHIA SP	VEITCHIA PALM	1	4	6' GW		FAIR	REMAIN
I	VEITCHIA SP	VEITCHIA PALM	1	4	6' GW		FAIR	REMAIN

PROPOSED TREES

TREES #	BOTANICAL NAME	COMMON NAME	QUANTITY	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION
J	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
K	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
L	Sabal palmetto	CABBAGE PALM	1	2	12'			NEW NATIVE
M	Quercus Virginiana	LIVE OAK	1	2	12'			NEW NATIVE
N	Caesalpinia granadillo	BRIDALVEIL TREE	1	2	12'			INTRODUCED
O	Caesalpinia granadillo	BRIDALVEIL TREE	1	2	12'			INTRODUCED
P	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
Q	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
R	Krugiodendron ferreum	Black Ironwood	1	2	12'			NEW NATIVE
S	Quercus Virginiana	LIVE OAK	1	2	12'			NEW NATIVE

PROPOSED
SHRUBS/ GROUNDCOVERS

SYM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE
CI	102	CHRYSOBALANUS ICACO	COCOPLUM	24" X 24", 24" O.C.	YES	MEDIUM
SA-SOD		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE	FULL COVERAGE	YES	MODERATE

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14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR - 0013079

Revisions:

1	10-17-2024
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3	07-18-2025

DEVELOPER:
JORGE PRIMO PLANTA
6190 HOLLYWOOD BLVD 33024

PROJECT:
VARIANCE REQUEST FOR PROPOSED TAKE 5
6190 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33024
HOLLYWOOD SITE PLAN APPROVAL FOR SPECIAL EXCEPTION.

Job Number:	24050.01
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Issued Date:	04-28-2025
Drawn by:	J.M.
Checked by:	T.R.

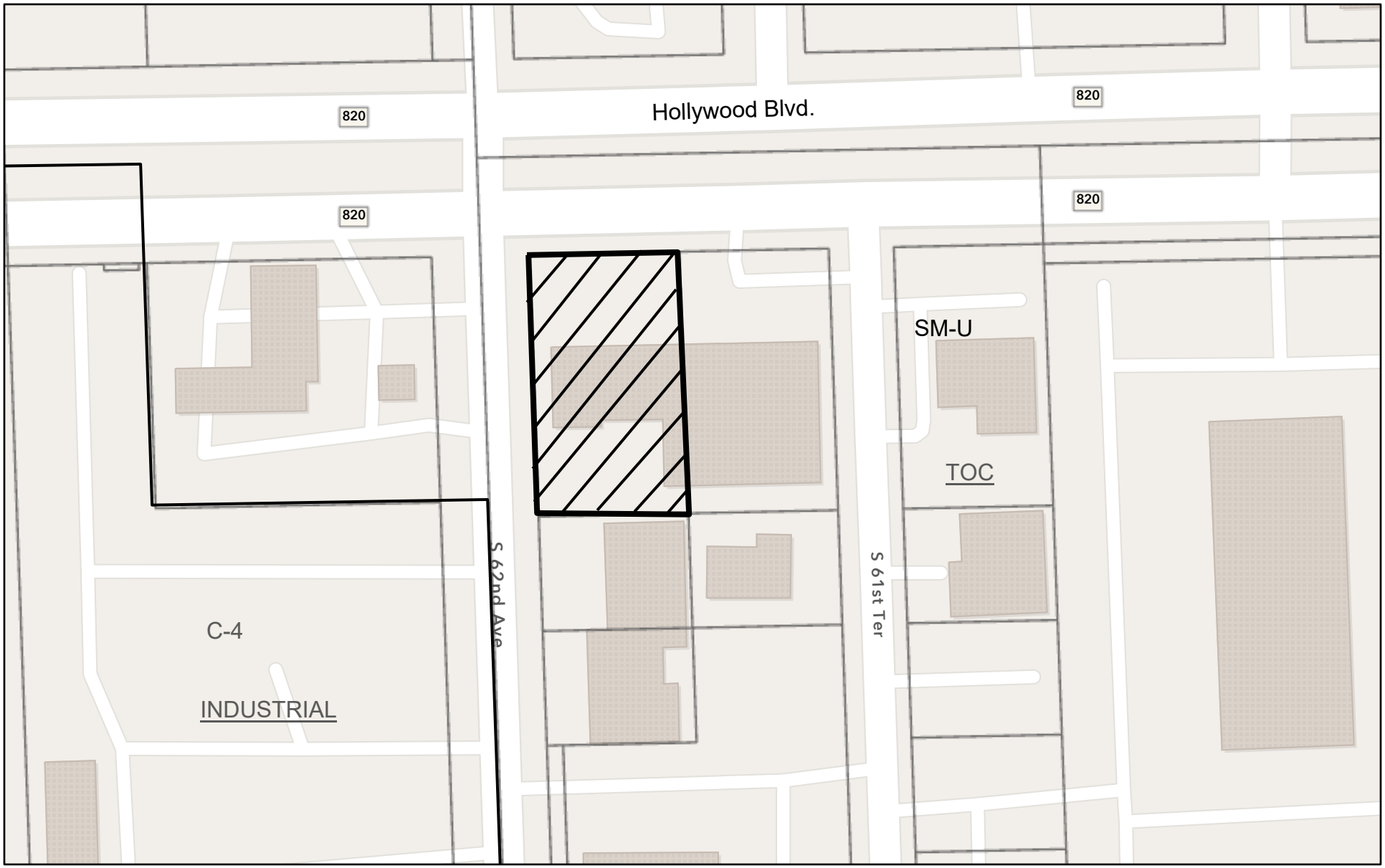
SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L-1.0 3

ATTACHMENT B

Land Use and Zoning Map

6190 Hollywood Boulevard Folio No.:5141-13-18-0010



Legend

- Streets
- Subject Property
- TOC / IND. (Land Use)
- SM-U, C-4 (Zoning)

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ATTACHMENT C

Public Participation Meeting

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

July 2, 2025

Ms. Carmen Diaz, Planner
Community Development Department
City of Hollywood
2600 Hollywood Boulevard, Third Floor
Hollywood, FL

Re: Take 5 Proposed Development
6190 Hollywood Boulevard
Community Outreach Meeting

Dear Ms. Diaz:

As you are aware, our firm represents Westover Hollywood LLC who is the Applicant and Owner for a special exception to allow an expansion/intensification of a legal non-conforming use and for a variance with regard to stacking spaces for a Take 5 minor automotive repair use at the above-referenced property.

Please be advised that as the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community outreach meeting via Zoom. The Zoom meeting occurred on June 17, 2025 at 6:30 p.m. The zoom meeting occurred via the zoom instructions that were both posted on the site and sent to the neighbors. A project location map was part of the letter that was sent.

Several members of the public attended the meeting. I took the names of the attendees to create a sign in sheet from the people that attended the meeting. This sign in sheet is attached. In addition, following the meeting I received two phone calls from members of the public and also, at the request of the Vice Mayor, had a Zoom meeting with her about this project.

At the meeting I presented the project, explained what was occurring, the nature of the requests being made to the City and also showed the attendees the proposed site plan and building

elevations. One member of the public asked if Westover Hollywood had already purchased the property. I explained that it had. The other members of the public who were in attendance expressed support for the project (as did the members I spoke to after the occurrence of the meeting via phone) and the only question that was asked was when we expected construction to occur and when would the proposed use begin. The people I spoke with after the meeting also expressed support for the project.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
Enclosure
C: Cameron Palmer
Client
Terry Runyan

SIGN IN SHEET TAKEN VIA ZOOM

Linda Dorman
6140 Hollywood Boulevard
Hollywood, FL

Jacon Scher
5014 Pershing Street
Dallas, TX 75026

Rod Harvey
3816 Hollywood Boulevard
Hollywood, FL

Casey Goldberg
1133 West Van Buren Street
Hollywood, FL

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	May 30, 2025
Applicant:	Westover Hollywood LLC
Legal Description:	Lots 1 to 3 of Lyndon Park Plat as recorded in Plat Book 29 Page 25 of the Public Records of Broward County, Florida.
Address or General Location:	6190 Hollywood Boulevard

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of May 7, 2025, the City Commission, and Planning Department. There are no registered Civic Associations within 500 feet.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 30, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 30, 2025.

Thank You,

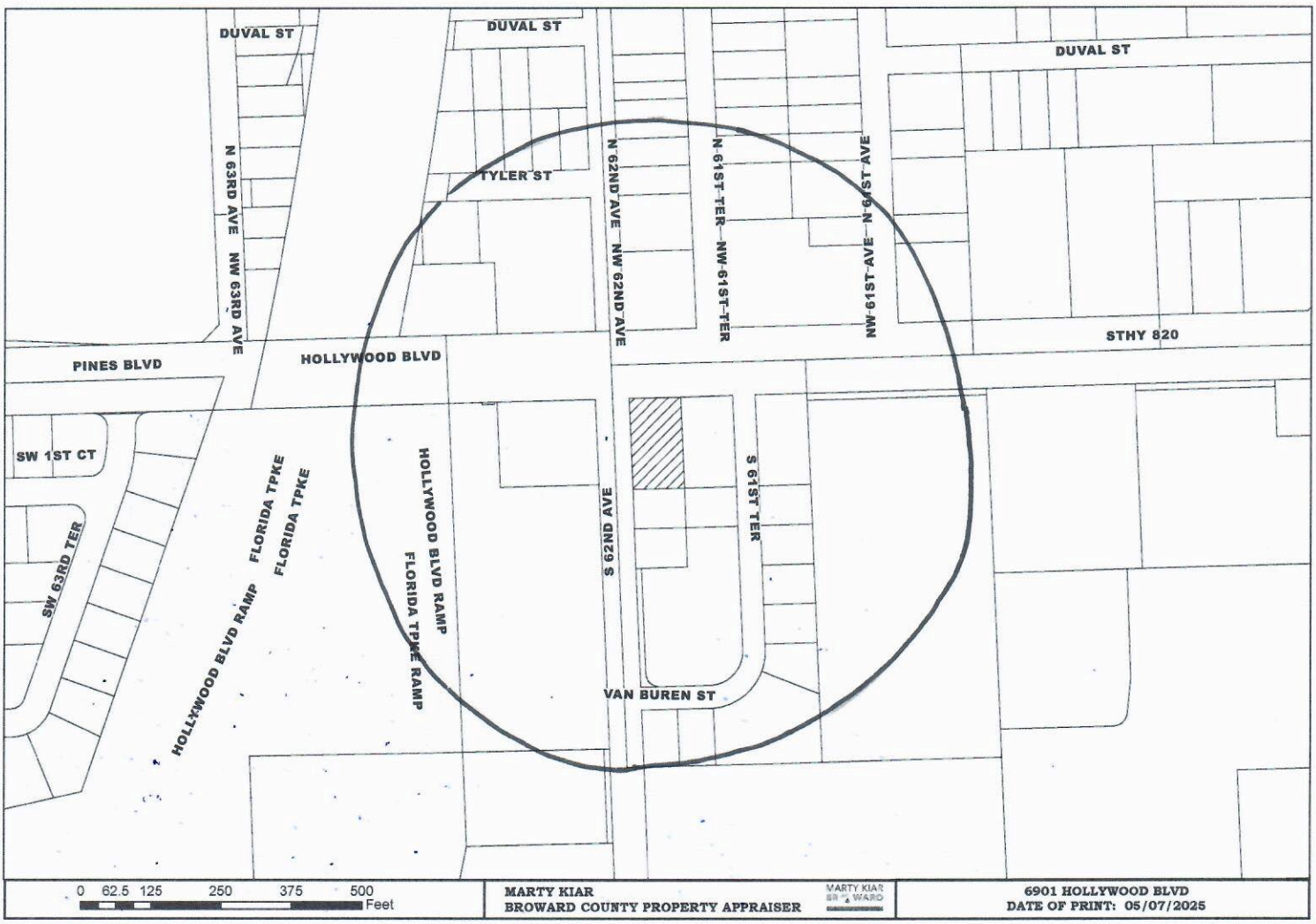
Christina Mathews

LAURIE VODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Sworn and subscribed before me this 30th day of May, 2025. She is personally known to me.

Signature of Notary

1625 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


DUVAL ST
DUVAL ST
DUVAL ST
N 63RD AVE NW 63RD AVE
TYLER ST
N 62ND AVE NW 62ND AVE
N 61ST TER NW 61ST TER
NW 61ST AVE N 61ST AVE
STHY 820
PINES BLVD
HOLLYWOOD BLVD
SW 1ST CT
SW 63RD TER
FLORIDA TPKE
FLORIDA TPKE
HOLLYWOOD BLVD RAMP
HOLLYWOOD BLVD RAMP
FLORIDA TPKE RAMP
S 62ND AVE
S 61ST TER
VAN BUREN ST
0 62.5 125 250 375 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
6901 HOLLYWOOD BLVD
DATE OF PRINT: 05/07/2025

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514113060270	LESLIE,LEONARDROBINSON,RASHAANA	5500 W 107 ST	MINNEAPOLIS	MN	55437		GRACEWOOD NO 2 24-33 BLOT 18 LESS N 32,19 BLK 3
514113060280	GOOLJAR,ROOPCHAN	202 N 61 TER UNITS A & B	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 20 BLK 3
514113060290	GOOLJAR,ROOPHAN & LATCHMIN	200 N 61 TER	HOLLYWOOD	FL	33024	7918	GRACEWOOD NO 2 24-33 BLOT 21 BLK 3
514113060300	HZ RENTALS LLC	3501 JACKSON ST APT 401	HOLLYWOOD	FL	33021	7440	GRACEWOOD NO 2 24-33 BLOT 22,23 BLK 3
514113060320	CNL NET LEASE FUNDING 2003 LLC%CHECKERS DRIVE-IN RSTRNT 065431	4300 W CYPRESS ST STE 600	TAMPA	FL	33607	4157	GRACEWOOD NO 2 24-33 BLOT 24,25 BLK 3
514113060471	GOMEZ,GERARDO &GOMEZ,MARIA	4812 GRANT ST	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOT 19 BLK 4
514113060480	HOLLY 201 LLC	58 SANDY HILL RD	OYSTER BAY	NY	11771		GRACEWOOD NO 2 24-33 BLOT 20 BLK 4
514113060490	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 4
514113060510	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOTS 23 THRU 28 & 29 W 28'BLK 4
514113060540	MARMANI 2 LLC	12240 SW 53 ST #502	COOPER CITY	FL	33330		GRACEWOOD NO 2 24-33 BLOT 29 LESS W 28 BLK 4
514113060541	WEST T HOLDINGS LLC% TROY TRAINA	4309 GRANT ST	HOLLYWOOD	FL	33021	5342	GRACEWOOD NO 2 24-33 BLOT 30,31 BLK 4
514113060550	ARNOLD,KELVIN	200 N 61 AVE	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 32 BLK 4
514113060860	EMPIRE STATE MANAGEMENT INC	2 COPPERFIELD WAY	MAHWAH	NJ	07430	3200	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 5
514113060880	PEGASUS KINGDOM INVESTMENT LLC	18205 BISCAYN BLVD SUITE 100	AVENTURA	FL	33160		GRACEWOOD NO 2 24-33 BLOT 23 BLK 5
514113060890	EVERGREEN 10G EXPONENTIATIONGROWTH & INCOME LLC	3816 HOLLYWOOD BLVD STE 203	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOTS 24,25 BLK 5
514113120010	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 1 THRU 7 & 33,34,35 & 36
514113120016	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BPOR OF TYLER ST,DESC AS,BEG ATPT OF INTERSECT OF NLY R/W/L OFTYLER ST & ELY LTD ACCESS R/W OFFLA STATE TURNPIKE,E 38.36,SW50.52,W 40.61,NELY 50.88 TO POBAKA:PAR E
514113120050	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 8 THRU 12 & PTS 13 & 14,ALLMORE FULLY DESC'D AS,BEG AT SECOR OF LOT 8,WLY ALG S/L OFLOTS 8 THRU 14 FOR 172.75 TO PTON E R/W/L OF SS PWKY,NELY ALGSAME 129.50,ELY ALG N/L OF SAIDLOTS FOR 143.35 TO NE COR OFLOT 8,SLY ALG E/L 126.73 TO POB
514113120080	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 13 AS DESC IN OR 511/314,LOT 14 AS DESC IN OR 511/314,LOTS 15 THRU 22,23 AS DESC INOR 511/327,24 AS DESC INOR 511/327,LOT 25,LESS OR8411/858,26 AS DESC INOR 556/355,27 THRU 30,31 AS DESCIN OR 548/83,43 THRU 46,51 THRU 54,65 AS DESC INOR 477/528,66 THRU 70
514113120220	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 31 LESS THAT PT AS DESC INOR 548/83,LOT 32
514113120260	TAHIR,RASHID AHMAD	1025 NE 126 ST #4	MIAMI	FL	33161		GRACEWOOD NO 8 33-39 BLOT 37
514113120270	RAGOOBEER,RAMDAT	6203 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 38
514113120280	SABA-GALY,MATEEL	7301 W CYPRESSHEAD DR	PARKLAND	FL	33067		GRACEWOOD NO 8 33-39 BLOT 39
514113120290	HERNANDEZ,DELICIA & MARIOHERNANDEZ AGUILERA,ROGER	6213 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 40
514113120300	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 41 & 42 LESS TH PT DEEDED TOFLA STATE TURNPIKE AUTHORITY
514113180010	KHAN,ZAHEER	6190 HOLLYWOOD BLVD	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 1 TO 3
514113180040	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 4
514113180050	HOLLYWOOD 62ND AVE L L C	6013 JOHNSON ST	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 5
514113180060	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 6,7 & 8,LESS PT DESC'D AS:BEG AT NW COR LOT 6,S 210 TO N/LVAN BUREN ST,E 34.61,NWLY 38.88TO P/T,N 185.40,W 10 TO POBTOGETHER WITH LOTS 9 THRU 12
514113180130	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	PO BOX 816576	HOLLYWOOD	FL	33081	0576	LYNDON PARK 29-25 BLOT 13
514113180140	HOWARD & LINDA K DORFMAN LIV TRDORFMAN,HOWARD TRSTEE ETAL	12335 NW 10 DR #B5	CORAL SPRINGS	FL	33071		LYNDON PARK 29-25 BLOT 14,15 & 16
514113180170	SHAFI ENTERPRISES LLC	218 HOLIDAY DR	HALLANDALE BEACH	FL	33009		LYNDON PARK 29-25 BLOT 17,18,19
514113180200	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 20
514113180210	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 21
514113180220	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 22
514113180230	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 23
514113180240	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 24
514113180260	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	116 S 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 25,26,27
514113180270	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 28
514113180280	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 29
514113270140	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 407	HOLLYWOOD	FL	33024		13-51-41PART OF SW1/4 AS DESC IN DB526/142-LOT 14 LE-
514113270172	ORION HOLLYWOOD LLC	17500 SW 65 CT	SOUTHWEST RANCHE	FL	33331		13-51-41THAT PT OF NW1/4 OF SW1/4 DESCBEG AT NE COR S 60.01 W 30.02TO POB,TH W 175,S 150,E 175N 150 TO POB
514113270180	SOUTHERN BELL TEL & TEL COTAX ADMIN OFF % BELL SOUTH CORP	1010 PINE, 9E-L-01	ST LOUIS	MO	63101		13-51-41COMM AT NE COR OF NW1/4 OF SW1/4OF SEC 13,SELY 677,WLY 30 TO POBCONT WLY 260.29 TO PT ON E R/W/LOF SUNSHINE STATE PARKWAY,NWLY615.7 M/L TO PT ON S R/W/L OFHWD BLVD,ELY 85.33,SELY 150,NELY175,SELY 467 TO POB,LESS PORDESC IN OR 45407/766
514113270181	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	13-51-41POR OF NW1/4 OF SE1/4 DESC ASCOMM AT INTERSECTION OF S/W/R/LOF HOLLYWOOD BLVD & E/R/W/L OFST RD 91 (FLA TURNPIKE),E 59 ALGS/R/W/L TO POB,E 21.50,S 4,W21.50,N 4 TO POB
514113270190	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	13-51-41THAT PART OF NW1/4 OF SW1/4 ASDESC IN OR 731/265 LOT 18,29 &PT OF LOTS 17,30,31 LE
514113310010	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33023		DEVELOPMENT EAST PLAT122-23 BPARCEL "A"
514113360010	HOLLYWOOD FIRE FIGHTERS #1375	310 S 62 AVENUE	HOLLYWOOD	FL	33023		LOCAL 1375 177-119 BPARCEL A

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor — Hollywood, FL 33020-4807

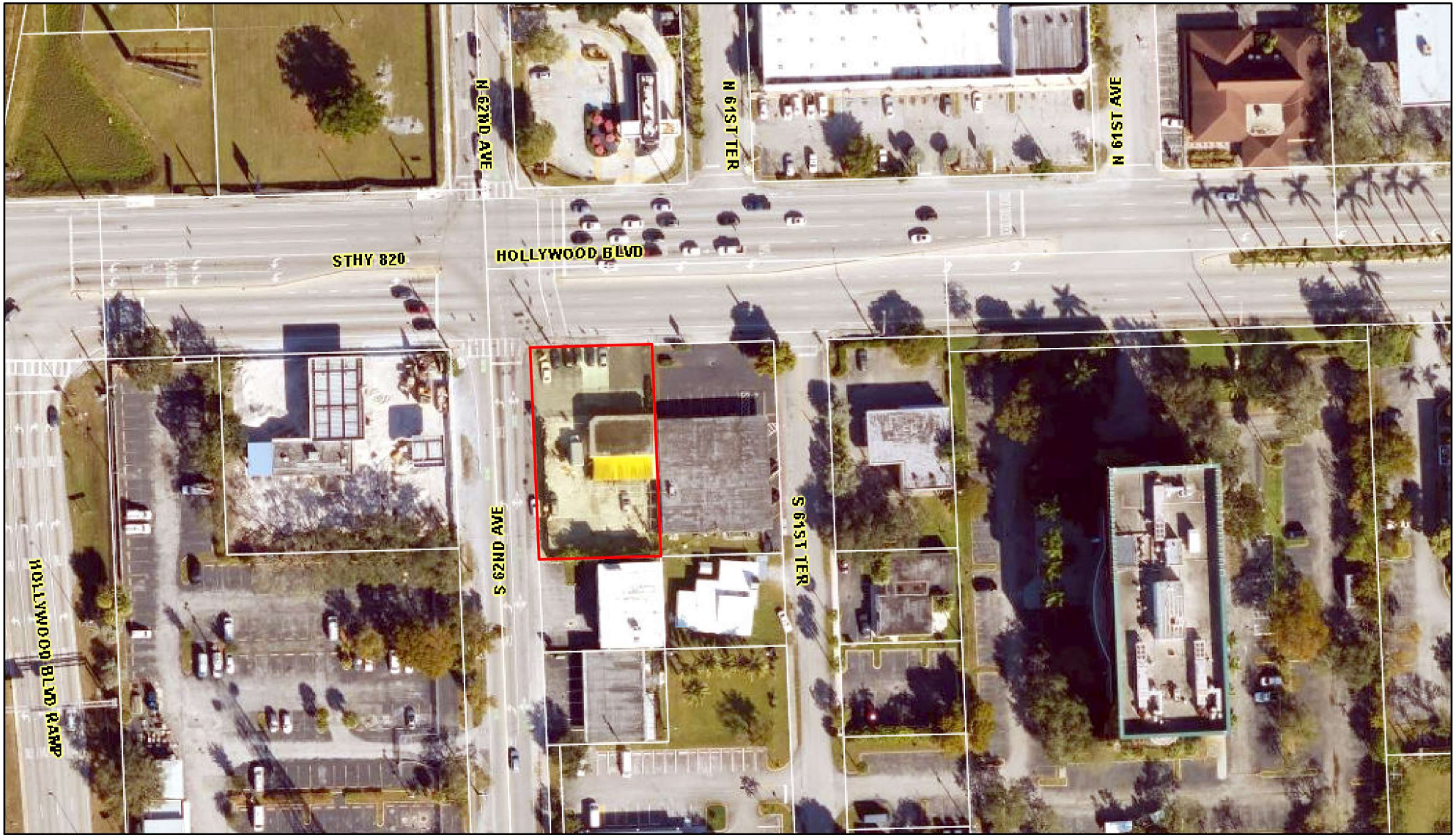
City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1 — Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez, Commissioner District 2 — Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3 — Hollywood, FL 33020-4807

	City of Hollywood 2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4	Hollywood, FL 33020-4807
	City of Hollywood 2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District	Hollywood, FL 33020-4807
	City of Hollywood 2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6	Hollywood, FL 33020-4807
	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045

Property Id: 514113180010 **Please see map disclaimer



July 3, 2025

1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Coker & Feiner
Project Name: 6190 Hollywood Blvd
FOR VIRTUAL MEETING LOGIN INFORMATION:
Meeting ID: 981 683 7318
Password: 522467
MEETING DATE & TIME: 06/17/2025 @ 6:30 PM
Posted: 05/30/2025 By: Cutro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PUBLIC OUTREACH MEETING
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City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 3_2025 0812

Agenda Date:	8/12/2025	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 25-SV-56 APPLICANT: ST 5440 S SR7 LLC. LOCATION: 5440 South State Road 7 REQUEST: Special Exception to enable the structural modification to a legal non-conforming building pursuant to Section 3.12; and a Variance to Section 5.3.F of the Zoning and Land Development Regulations, with regards to off-site parking requirements in the North Mixed-Use District (NM-U).		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 25-SV-56

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: ST 5440 S SR7 LLC. request a Special Exception for modifications to a legal non-conforming 14,000 square-foot commercial building; and a Variance to waive the recording of the parking agreement in Broward County located in the North Mixed-Use District (NM-U) within the TOC.

REQUEST

Special Exception for modifications to a legal non-conforming 14,000 square-foot commercial building; and a Variance to waive the recording of the parking agreement in Broward County located in the North Mixed-Use District (NM-U) within the TOC.

RECOMMENDATION

Variance: Approval
Special Exception: Approval if the Variance is granted with the following condition:

1. Applicant shall address any pending comments at time of building permit.
2. Prior to the issuance of a Certificate of Occupancy, the Applicant shall install a visible signage on the subject property directing employees and visitors to the designated off-site parking at the Lucky Street Garage, located at 1 Seminole Way.

REQUEST

The Applicant requests a Special Exception to allow interior alterations of a legal nonconforming building including site improvements; and a Variance to waive the recording of a parking easement agreement in Broward County between the owner of the building and the Seminole Tribe of Florida.

Over the years, the existing building has been occupied by various tenants and used for different purposes. The proposed use of the building will be for office purposes, which is a permitted use within the North Mixed Use zoning district. While the building footprint will remain unchanged, the Applicant

plans to make interior alterations and add a deck, an enclosed dumpster enclosure, and an enclosed generator on the east side of the property. These improvements, along with modifications to a non-conforming site, trigger the need for a Special Exception. Staff finds the request consistent, as the proposed interior and exterior alterations bring the site closer to compliance with City Code, without expanding the intensity of use.

Additionally, the existing non-compliant parking areas on the south and east sides will be removed. The parking area along 54th Avenue will be replaced with sod, and the diagonal parking on the east side will be converted into an open recreational space for future office employees. The Applicant is seeking approval to move forward with these improvements in a way that complies with state and local regulations, supporting continued business operations in a safe and code-compliant manner.

Per the City of Hollywood Zoning and Land Development Regulations, section 3.12 states:

> *A. Conforming use of a nonconforming building. A lawful nonconforming building may be utilized for any use which conforms to the regulations of the applicable zoning district within which the building is located, provided no structural alterations except those required by law are made or cubical contents of the building enlarged except pursuant to division G. of this section.*
> *E. Nonconforming structures. Lawful nonconforming structures other than buildings are likewise permitted to remain, provided no structural alterations other than those required by law are made, and further provided that the discontinued use of such structure or the use or building to which it is necessary for a period of six months or more shall require its modification so as to comply with the regulations of the applicable zoning district.*

The existing building is currently a legal non-conforming structure. As previously noted, the building footprint will remain unchanged. The Applicant is proposing site improvements and will comply with applicable Code regulations to the maximum extent feasible. The proposed office use requires a total of 56 parking spaces; however, the existing site contains only 8 parking spaces due to site size constraints. To address the parking shortfall, the Applicant proposes to provide the remaining required spaces in the existing "Lucky Street Garage," located across State Road 7.

Per the City of Hollywood Zoning and Land Development Regulations, section 7.1.B. states:

1. *The off-street parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve or within 700 ft. from such lot. If the required parking facilities are not located on the same lot as the main permitted use, a Unity of Title or perpetual easement shall be prepared for the purpose of insuring that the required parking is provided. The Unity of Title or perpetual easement shall be executed by the owners of the properties concerned, approved as to form by the City Attorney and recorded in the public records of Broward County as a covenant running with the land. The covenant shall be filed with the Department of Planning and Development Services and attached to plans or permit applications that are filed with the city.*

The Applicant requests a variance to waive the recording of the parking easement agreement. Under the Code, the Parking License Agreement must be recorded in the public records of Broward County. However, under Federal Law (Indian Trade and Intercourse Act of 1790 §§ 1-5 (codified as amended at 25 U.S.C. §§ 177) (the “Non-Intercourse Act”)), the Tribe is not permitted to record any instruments against Tribal lands.

Owner/Applicant:	ST 5440 S SR7 LLC.
Address/Location:	5440 South State Road 7
Net Area of Property:	14,730 sq. ft. (0.33 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	North Mixed-Use District (NM-U)
Existing Use of Land:	Transit Oriented Corridor

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	Transit Oriented Corridor (TOC)
East:	Transit Oriented Corridor (TOC)
West:	Seminole Tribe of Florida

ADJACENT ZONING

North:	North Mixed-Use District (NM-U)
South:	North Mixed-Use District (NM-U)
East:	North Mixed-Use District (NM-U)
West:	Seminole Tribe of Florida

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3.F

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

ANALYSIS: The requested variance maintains the basic intent and purpose of the subject regulations. The Applicant is providing the required parking spaces on site and the remaining parking spaces will be located within 700 feet from the subject property, in the “Lucky Street Garage” at 1 Seminole Way. There will be an easement parking agreement between the owner and the Seminole Tribe of Florida, but it will not be recorded in Broward County.

FINDING: Consistent

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

ANALYSIS: The site is surrounded by commercial buildings, and the proposed use aligns with the existing uses in the area. The office use of this property is a main permitted use in the North-Mised Use Zoning District. The Applicant will do interior and exterior alterations including site improvements, adding more

landscape areas and complying with required parking on-site and offsite. The variance will not be detrimental to the community.

FINDING: Consistent

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The variance to waive the recording of the parking easement agreement in Broward County allows for the applicant to reasonably maximize the use of the property, while facilitating the building renovation that maintains consistency with the surrounding neighborhood.

FINDING: Consistent

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed; or

ANALYSIS: The need for a variance is not self-imposed. The Applicant is making a good-faith effort to comply with the Zoning and Land Development Regulations to the greatest extent possible. The proposed site improvements will eliminate existing parking areas that do not conform to current Code requirements, thereby enhancing overall compliance and site functionality.
To satisfy the remaining parking requirement, the Applicant will provide off-site parking within the nearby Lucky Street Garage. This arrangement will be secured through a formal parking easement agreement. However, due to federal legal restrictions, this easement document cannot be recorded in Broward County public records. Despite this limitation, the Applicant remains committed to executing and maintaining the agreement to ensure ongoing compliance with parking requirements.

FINDING: Consistent

CRITERIA 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

ANALYSIS: The variance is necessary to comply with Federal Law.

Analysis of Criteria and Findings for a Special Exception as stated in the City of Hollywood Zoning and Land Development Regulations, Article 3.12

CRITERIA 1: The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

ANALYSIS: The existing building is a non-conforming building. The Applicant will make interior and exterior alterations, including site improvements to be closer to compliant with Code regulations. These alterations trigger the Special Exception pursuant to Article 3.12.

FINDING: Consistent.

CRITERIA 2: The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.

ANALYSIS: The request is not detrimental to the health, safety, and general welfare of persons working or residing within the vicinity. In fact, the request will enhance the operations by providing more green areas, reinstate the swale area on State Road 7 and 54th Avenue, comply with parking regulations and other improvements, in order to operate in a safe manner and meet City and State codes.

FINDING: Consistent.

CRITERIA 3: The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.

ANALYSIS: The request is for interior and exterior alterations of a non-conforming building to continue in business as an office, a permitted use in this zoning district. The approval will accommodate interior and exterior areas needed in order for the business to continue operations in a safer environment; it will not be detrimental or injurious to the property.

FINDING: Consistent.

CRITERIA 4: The approval will, to the greatest extent possible, bring the building and the site upon which it is located into compliance with city regulations

ANALYSIS: Currently the building is non-conforming. As mentioned, the footprint of the existing building will remain. The interior and exterior alterations will enhance the property. The Applicant is simply seeking an approval that complies with state laws in order to continue business operations in a safe manner.

FINDING: Consistent.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map
Attachment C: Public Participation Meeting

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☑ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☑ Variance
- ☑ Special Exception

PROPERTY INFORMATION

Location Address: 5440 State Road 7, Hollywood, FL 33314

Lot(s): 1,2 Block(s): _____ Subdivision: ELLA'S LITTLE ACRES

Folio Number(s): 5041 36 04 0020

Zoning Classification: N-MU (North Mixed Use) Land Use Classification: Industrial (Office/Warehous

Existing Property Use: Office/Gym Sq Ft/Number of Units: 24758 SF site

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: (1) structural modifications to an exisitng lawful non-conforming building.
(2) variance request to suspend the recording requirement for parking agreement

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: n/a #Rooms n/a
Proposed Non-Residential Uses	13805 S.F.)
Open Space (% and SQ.FT.)	Required %: 20 (Area: 2352 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 12)
Height (# of stories)	(# STORIES) 1 (22' FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (13805 FT.)

Name of Current Property Owner: ST 5440 S SR7 LLC

Address of Property Owner: 6300 STIRLING RD HOLLYWOOD FL 33024

Telephone: 954-985-2300x11535 Email Address: jonathanlevy@semtribe.com
954-966-6300 x11300 delmarmelton@semtribe.com

Applicant Stuart T. Kapp Consultant ☐ Representative ☑ Tenant ☐

Address: 7900 Glades Road, Suite 550, Boca Raton, FL 33434 Telephone: 561-766-0002

Email Address: skapp@kappmorrison.com

Email Address #2: _____

Date of Purchase: 4/11/2024 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cheryl Scott, The Merchant Strategy

E-mail Address: cheryl@themerchantstrategy.com

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 06/04/2025

PRINT NAME: Jonathan Levy Date: 06/04/2025

Signature of Consultant/Representative: _____ Date: 06/05/2025

PRINT NAME: Stuart T. Kapp, Esq. Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for zoning variance and special exception to my property, which is hereby made by me or I am hereby authorizing Kapp Morrison LLP to be my legal representative before the Board and Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 4th day of June 2025

_____
Notary Public
State of Florida

Domonic Christian Miramontes
ID NUMBER
134679855
COMMISSION EXPIRES
December 13, 2027

_____
Signature of Current Owner

Jonathan Levy
Print Name

My Commission Expires: 12/13/2027 (Check One) ☐ Personally known to me; OR ☑ Produced Identification DRIVER LICENSE

Electronically signed and notarized online using the Proof platform.

KAPP MORRISON
REAL ESTATE | CORPORATE LAW

7900 Glades Road, Suite 550
Boca Raton, FL 33434

office 561.766.0011
fax 561.766.0010
kappmorrison.com

Stuart T. Kapp
Partner
d 561.766.0002
skapp@kappmorrison.com

June 4, 2025

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471
Attn: Carmen Diaz

Re: Criteria Statement for 5440 State Road 7 (the "Property") - Variance Application for Exemption from Recording Requirement of Parking License Agreement

Ms. Diaz:

Please allow this letter to serve as the Criteria Statement for the Variance Application for the Property.

The Property is owned by ST 5440 S SR7 LLC, a Florida limited liability company (the "Property Owner") and will be leased to Seminole Hark Rock Digital, LLC, a Delaware limited liability company (the "Tenant"). The Property Owner and the Tenant are wholly owned "special purpose entities" whose ultimate parent is the Seminole Tribe of Florida (the "Tribe").

The "Project" to be undertaken at the Property is the remodeling of the existing vacant building and related premises to serve as an office-only building for the Tenant. The Property is too small to accommodate the necessary off-street parking for an office building on-site. As such, the Property Owner proposes to meet the parking requirements for the Project by providing parking on nearby properties owned or controlled by the Tribe, including the "Lucky Street Garage" located across the street from the Property at 1 Seminole Way (the "Parking License Agreement").

Off-site parking is permitted under City of Hollywood Zoning and Land Development Regulations §7.1.B.1 (the "Code") which provides, in pertinent part, the following:

> " … If the required parking facilities are not located on the same lot as the main permitted use, a Unity of Title or perpetual easement shall be prepared for the purpose of insuring that the required parking is provided. The Unity of Title or perpetual easement shall be executed by the owners of the properties concerned, approved as to form by the City Attorney and ***recorded in the public records of Broward County as a covenant running with the land*** [emphasis added]."

Under the Code, the Parking License Agreement must be recorded in the public records of Broward County. However, under Federal Law (Indian Trade and Intercourse Act of 1790 §§ 1-5 (codified as amended at 25 U.S.C. §§ 177) (the "Non-Intercourse Act")), the Tribe is not permitted to record any instruments against Tribal lands. As such, a Variance is requested from the City to exempt the parties from the recording

7900 Glades Road, Suite 550
Boca Raton, FL 33434

office 561.766.0011
fax 561.766.0010
kappmorrison.com

requirement provided by the Code in order to comply with Federal Law regarding the Parking License Agreement.

This request for a Variance is appropriate because it meets the City's standards for Variances as follows:

> "a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; ***- the requested Variance meets the basic intent and purpose of the subject regulations by providing the Parking License Agreement for off-site parking (which, as described above, cannot be recorded against Tribal lands);***
>
> b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; ***- the requested Variance does not affect the surrounding land uses or cause detriment to the community because the parking required to meet the needs of the Property will be provided on lands owned by the Tribe;***
>
> c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; ***- the requested Variance is consistent with applicable plans adopted by the City as it relates only to the exemption from the recording requirement, but otherwise complies with the City Code;***
>
> d. That the need for the requested Variance is not economically based or self-imposed; ***- the requested Variance has no economical basis and is imposed by the requirement of Federal Law*;**
>
> e. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law ***- the requested Variance is necessary because the parties are prohibited from recording the Parking License Agreement under the Non-Intercourse Act.***"

For the above-described reasons, we submit that this request for a Variance meets the City Code Variance criteria, and that approval of such Variance will have a positive impact on the Property and surrounding community by ensuring that the Property's parking needs are satisfied without detrimental changes to the land.

Sincerely,
Kapp Morrison, LLP

Stuart T. Kapp, Partner

barranco gonzalez • architecture • planning • interior design

AA# 26001030

March 25, 2025

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: SHRSS Digital Offices – Criteria Statement for 5440 State Road 7 office building special exception application.

Dear Carmen Diaz,
Please allow this letter to serve as the criteria statement for the special exception application of the above-named address. Our application includes one special exception request:

- E. Nonconforming structures. Lawful nonconforming structures other than buildings are likewise permitted to remain, provided no structural alterations other than those required by law are made, and further provided that the discontinued use of such structure or the use or building to which it is necessary for a period of six months or more shall require its modification so as to comply with the regulations of the applicable zoning district.
  - G.5. Change, enlargement, expansion or restoration of a lawful nonconforming building.
- Section 3.12.G of the Hollywood Development Zoning and Land Development Regulations includes the standards for granting special exceptions to the structural modification for an existing conforming use in a nonconforming structure:
  - H.1. The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.
  - H.2. The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.
  - H.3. The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.
  - H.4. The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.

The proposed project is located at the intersection of State Road 7 and 54th Court, within an N-MU zoning district. The property is currently operating as an office and gym facility. The proposed intended renovation will provide for solely offices. The scope of work involves minor façade modifications to the existing one-story building, specifically the elevation facing 54th Court. The existing exterior walls along SR7, as well as the roof, are to remain unchanged.

The existing façade facing 54th Court will be preserved, with modifications limited to the removal of the current metal coiling door and the installation of a new glass storefront system. This change aims to enhance security by providing glazed openings that offer better visibility into the east parking lot, while also improving the building's aesthetic appeal. Additionally, an outdoor deck will be incorporated as an amenity for the office, inviting occupants to engage with the outdoor space. This feature will not only enhance security in the internal parking area but also provide a visual and architectural break in the otherwise flat façade.

A new, modern garage-style door will be installed on the east elevation, facing the proposed outdoor deck. This design choice will provide a more visually appealing alternative to the existing steel roll-up door and, with the inclusion of glazing, will improve visual connectivity to the internal parking area. This new door will also foster an indoor-outdoor experience for office occupants. As the entire building is designated for office use, there is no need for a dedicated delivery roll-up door, and deliveries will be limited to typical office supplies.

These proposed improvements will enhance not only the building but the streetscape as well and align with the City's vision for future building design, offering a positive contrast to the current building condition.

Sincerely,

Architect Carlos Gonzalez
for the firm

1915 Southeast 4th Avenue **Ft. Lauderdale, Florida 33316** **(954) 961-7675 Fax: (954) 961-7685**
mail@bgarchitecture.com

SURROUNDING PROPERTIES



4549 SW 54 Avenue (east)



Lucky Street Parking - 1 Seminole Way (west)

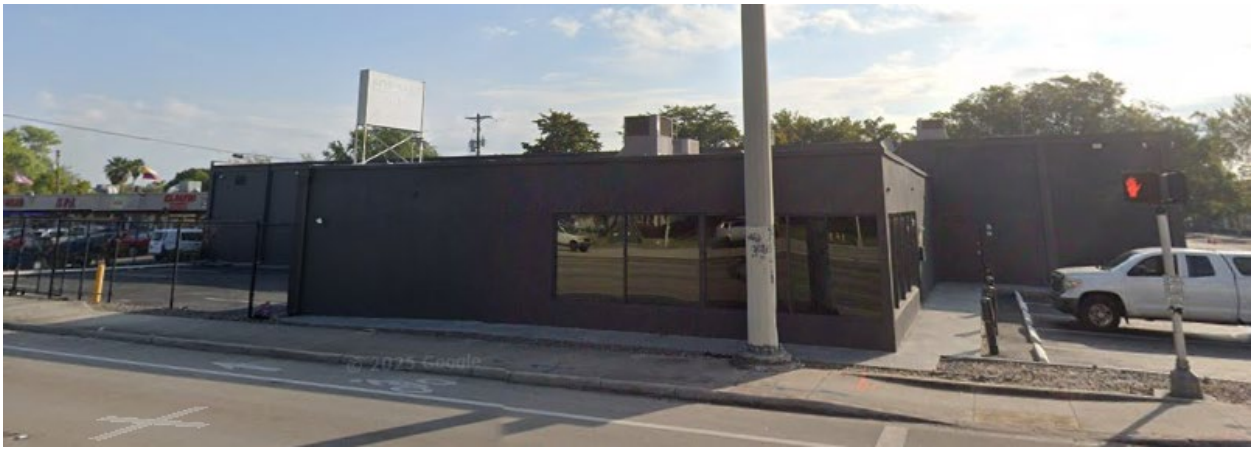


5400 S. State Road 7 (north)



5450 S. State Road 7 (south)

Subject Property



INTERIOR IMPROVEMENTS FOR:

SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7, HOLLYWOOD, FL. 33314



E6 NOT USED

GENERAL
G-001 COVER SHEET & LOCATION
SURVEY

ARCHITECTURAL
AS-101 SITE PLAN
AS-201 CONCEPTUAL STREET PROFILE ELEVATIONS
AS-202 RENDERINGS
A-002 SPECIFICATIONS
A-101 FLOOR PLAN
A-201 EXTERIOR ELEVATIONS

LANDSCAPE
L-200 OVERALL LANDSCAPE PLAN
L-201 LANDSCAPE DETAILS AND NOTES
L-300 OVERALL IRRIGATION PLAN
L-301 IRRIGATION DETAILS
L-302 IRRIGATION NOTES

D6 DRAWING LIST

ELLAS LITTLE ACRES 34-7 B LOT 1,2

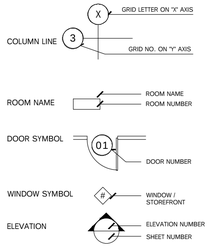
C6 LEGAL DESCRIPTION

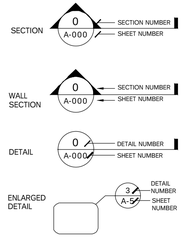
THE EXISTING OFFICE BUILDING, TOTALING 14,122 S.F., WILL REMAIN UNCHANGED WITH NO EXPANSIONS. PROPOSED RENOVATIONS INCLUDE REPLACING THE EXISTING STEEL ROLL UP DOOR FACING 54TH COURT WITH A NEW STOREFRONT SYSTEM IN THE SAME LOCATION. ADDITIONALLY, A MEW STOREFRONT SYSTEM WITH DOOR WILL BE INSTALLED ON THE EAST FACING WALL, FACING INWARD AWAY FROM 54TH COURT. IMPACT RATED WINDOWS TO BE PROVIDED ALONG THE SR7 AND 54TH COURT ELEVATIONS. A NEW AMENITY DECK WILL ALSO BE ADDED WITHIN THE EXISTING INTERNAL PARKING AREA FOR OFFICE USE AS AN AMENITY. A GENERATOR ENCLOSURE TO BE PROVIDING FOR SCREENING OF NEW PERMANENT GENERATOR.

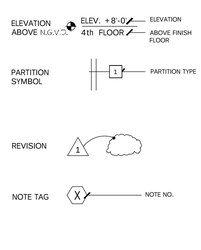
B6 SCOPE OF WORK

ABV	ABOVE	CJ	CONTROL JOINT	DTL	DETAIL	FLASH	FLASHING	HM.	HOLLOW METAL	MFGR.	MANUFACTURER
ACOUS	ACOUSTICAL	CLG	CEILING	DWGS.	DRAWING (S)	FLR.	FLOOR	HOR.	HORIZONTAL	MIN.	MINIMUM
AD	AREA DRAIN	C	CENTERLINE	DW.	DRYWALL	FT.	FOOT, FEET	H.P.	HIGH POINT	MISC.	MISCELLANEOUS
ADJ	ADJACENT/ADJUSTABLE	CLR	CLEAR	EA.	EACH	FURR.	FURRING	H.V.A.C.	HEATING, VENTILATING AND AIR CONDITIONING	M.O.	MASONRY OPENING
AFF	ABOVE FINISHED FLOOR	OPG	OPENING	E.J.	EXPANSION JOINT	GA.	GAUGE	ID.	INSIDE DIAMETER	M.R.	MOISTURE RESISTANT
AGGR	AGGREGATE	CMU	CONCRETE MASONRY UNIT	ELECT.	ELECTRICAL	GALV	GALVANIZED	IN.	INCH	MTL.	METAL
ALUM	ALUMINUM	CP	CEMENT PLASTER	ELEV.	ELEVATION	GC	GENERAL CONTRACTOR	INSUL.	INSULATION	MULL	MULLION
ANCH	ANCHOR	COL	COLUMN	EQ.	EQUAL	GL	GLASS	INT.	INTERIOR	N.I.C.	NOT IN CONTRACT
ANOD	ANODIZED	CONC	CONCRETE	EQUIP.	EQUIPMENT	G.W.B.	GYPSUM WALL BOARD	JC.	JANITOR'S CLOSET	NO.	NUMBER
APPROX	APPROXIMATE (LY)	CONST	CONSTRUCTION	EXP.	EXPOSED	GYP	GYPSUM	JST.	JOIST	NOM.	NOMINAL
ARCH	ARCHITECT (URAL)	CONT	CONTINUOUS	EXPAN	EXPANSION	GYP BD	GYPSUM BOARD	JT.	JOINT	N.T.S.	NOT TO SCALE
AS	ACOUSTICAL SEALANT	CONTR	CONTRACTOR	EXIST	EXISTING	HANDIC	HANDICAPPED	KIT.	KITCHEN	OC	ON CENTER
ASPH	ASPHALT	CPT	CARPET	FE.	FIRE EXTINGUISHER FIRE	HB.	HOSE BIB	KO.	KNOCK-OUT	OD	OUTSIDE DIAMETER
AT B/ OC	ACOUSTICAL TILE BOTTOM	CT	CERAMIC TILE	FEC.	EXTINGUISHER CABINET	HC.	HOLLOW CORE	LAM	LAMINATE	OPNG	OPENING
BD	BOARD	DIAM	DIAMETER	FD.	FLOOR DRAIN	HD.	HARDWARE	LP	LOW POINT	OPP	OPPOSITE
BITUM	BITUMINOUS	DIM	DIMENSION	F.F.	FINISHED FLOOR	HDW.	HARDWOOD	LT	LIGHT	PARTN	PARTITION
BLDG	BUILDING	D.O.S.	DOOR OPENING SIZE	FHC	FIRE HOSE CABINET	HDWD, HGT./HT	HEIGHT	LVR	LOUVER	PFS	PREMOLDED FILLER
BM	BEAM	DP	DAMP PROOFING	FIN.	FINISHED FLOOR			MACH.	MACHINE	PL	PLATE
BRK	BRICK	DR	DOOR	FL.	FLASHING			MAX.	MAXIMUM		
CAB	CABINET							MECH.	MECHANICAL		

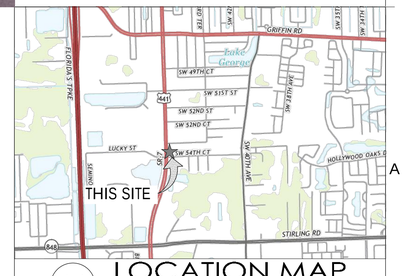
PBLG	PLUMBING	T.O.C.	TOP OF CONCRETE
PLAS	PLASTER, PLASTIC	T & G	TONGUE AND GROOVE
PROJ	PROJECT	TEMP	TEMPERED
PLYWD	PLYWOOD	TERR	TERRAZZO
PVMT	PAVEMENT	TJ	TOP OF JOIST
PT	POINT	TOW	TOP OF WALL
P.T.	PRESSURE TREATED	TYP	TYPICAL
Q.T.	QUARRY TILE	UON	UNLESS OTHERWISE NOTED
REF	REFERENCE/REFRIGERATOR	W/	WITH
REINF	REINFORCED	WD	WOOD
RES	RESILIENT	WDW	WINDOW
RO	ROUGH OPENING	WH	WATER HEATER
RWL	RAIN WATER LEADER	W/O	WITHOUT
SAN	SANITARY	WSCT	WAINSCOT
SHT	SHEET		
SHTG	SHEATHING		
SIM	SIMILAR		
SPEC	SPECIFICATION		
S.S.	STAINLESS STEEL		
STRD	STANDARD		







A1 ABBREVIATIONS & SYMBOLS



A6 LOCATION MAP

barranco gonzalez • architecture • planning • interior design
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
19 S southcoast 4th avenue Fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
lb # 26001020 aa # 26001030

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18687
REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
CVG	JO	CVG

DATE: 06.27.2025 COMM: 241111

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REVISIONS

COVER SHEET

SITE PLAN APPROVAL

G-001

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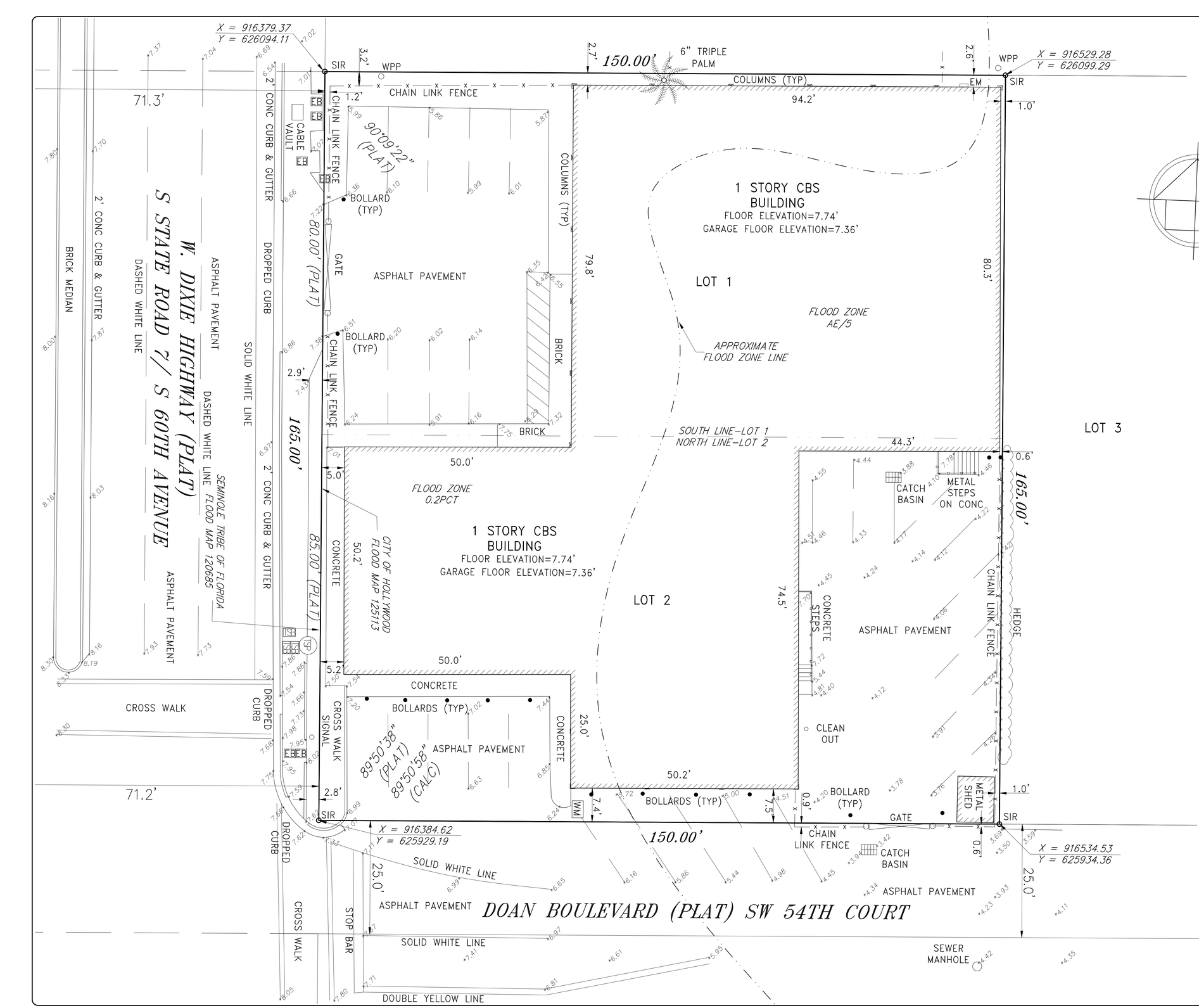
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 J
ZONE	0.2PCT/AE
BASE FLOOD ELEV	N/A / 5
EFFECTIVE DATE	07/31/24

LAND DESCRIPTION :

LOT 1 AND 2 OF "ELLAS LITTLE ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SKETCH OF SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
–X–	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
–E–	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
*5.34	ELEVATIONS

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:

UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:

THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE–ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:

COORDINATES WERE DETERMINED USING THE TOPCON HI–PER SR AND THE TOPCON FC–5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L–NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L–NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:

HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3361 ELEVATION = 3.69'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 03/03/25

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689–7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

BARRANCO GONZALEZ

5440 S STATE ROAD 7
HOLLYWOOD, FLORIDA 33314

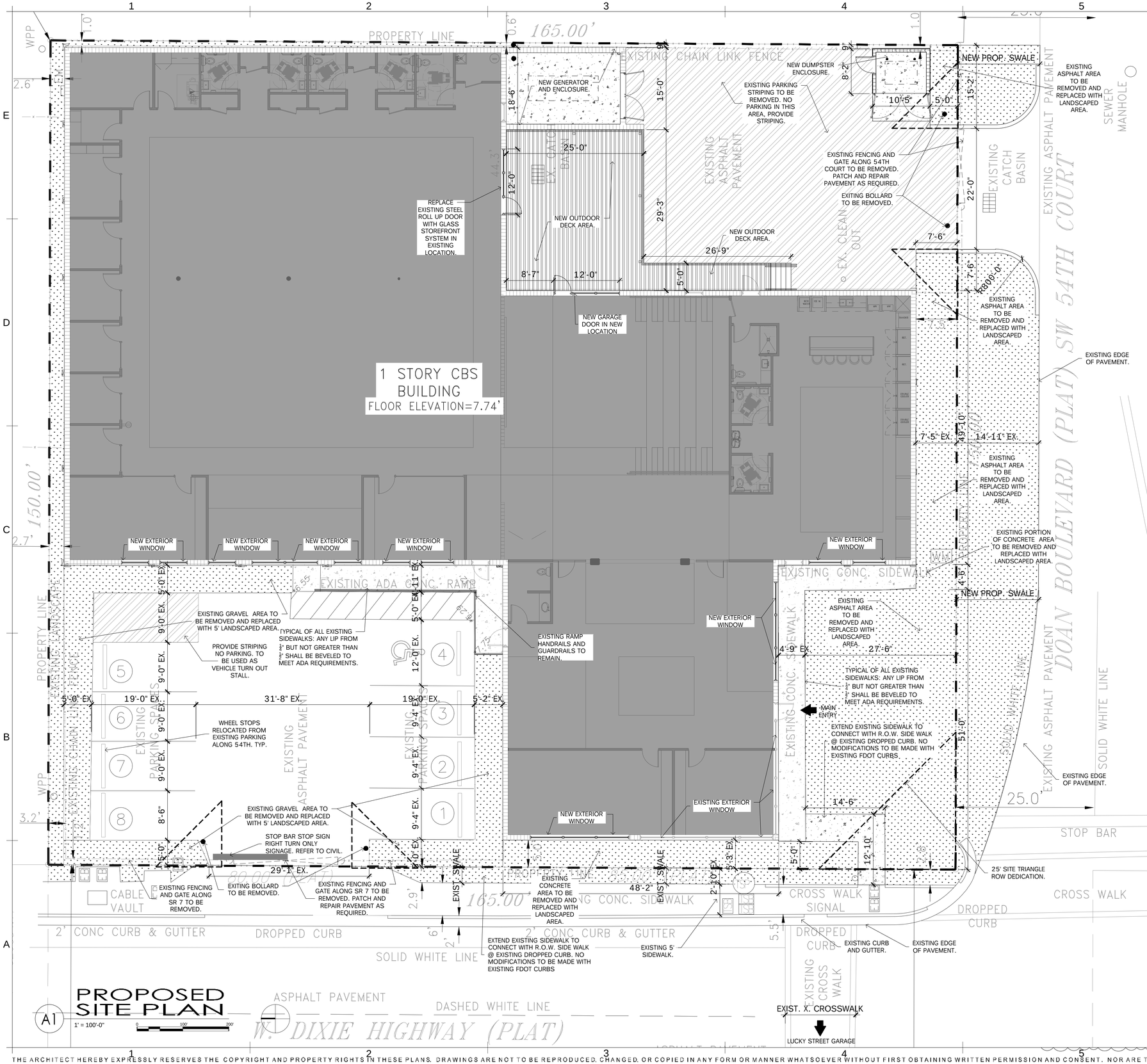
SKETCH OF SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/03/25	DATA/COLL	AM	REC

PROJECT NO.: 10392–25

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET



PROPOSED SITE PLAN

A1 — 1" = 100'-0"

A. USE OF PROPERTY (Broward County -Property Appraiser)	EXISTING	PROPOSED
	OFFICE / WAREHOUSE	OFFICE
B. LAND USE DESIGNATION	INDUSTRIAL	
C. ZONING DESIGNATION	N-MU (NORTH MIXED USE DISTRICT)	
D. GROSS & NET SITE AREA	24,758 S.F. (APPROX. .57 ACRES)	
E. GROSS AREA		
EXIST. GROSS SF 1ST FLOOR	14,122 S.F.	
PROPOSED GROSS BLDG S.F.	14,122 S.F. (NO CHANGE)	
F. PARKING		
EXISTING PARKING: 25	REQUIRED	
PREVIOUS EXISTING USE: OFFICE	1 PER 250 SF	30
PREVIOUS EXISTING USE: ASSEMBLY (GYMNASIUM FITNESS CENTER)	1 PER 60 SF	109
TOTAL		139
	REQUIRED	
PROPOSED USE: OFFICE	1 PER 250 SF	56
TOTAL		56
REMAINING PARKING ONSITE: 8	REQUIRED PARKING OFF SITE: 47** 1 2	
G. BUILDING HEIGHT (American Legal)	65'-0" MAX	+/-22'-0"
H. SETBACKS	REQUIRED	PROVIDED
FRONT YARD (WEST)	10'-0"	5'-0"
SETBACK FROM A WATERWAY OR CANAL	N/A	N/A
SIDE YARD (EAST)	0'-0"	0'-6"
SIDE YARD (NORTH)	0'-0"	2'-6"
STREET SIDE YARD (SOUTH)	10'-0"	7'-6"
I. IMPERVIOUS AREA		
	EXISTING	PROPOSED
BUILDING FOOTPRINT	14,122 S.F. (57.04%)	14,122 S.F. (57.04%)
VEHICULAR USE AREA	8,154 S.F. (32.93%)	6,574 S.F. (26.55%)
SIDEWALKS	1,828 S.F.	587 S.F.
TOTAL IMPERVIOUS AREA	24,104 S.F. (97.36%)	21,283 S.F. (85.96%)
J. PERVIOUS AREA		
LANDSCAPE (5% REQ. 1,237.90 S.F.)	654 S.F. (2.64%)	3,475 S.F. (14.04%) 1

** REQUIRED OFFSITE PARKING TO BE PROVIDED BY ADJACENT PROPERTY. AGREEMENT TO BE PROVIDED AND VARIANCE BY THE CITY OF HOLLYWOOD TO BE PROVIDED PRIOR TO CO OF THIS BUILDING. OFFSITE PARKING WILL BE LOCATED IN THE LUCKY STREET PARKING GARAGE LOCATED AT 1 SEMINOLE WAY (LUCKY STREET), HOLLYWOOD, FL 33314 1

A6 — SITE DATA

barranco gonzalez ● architecture ● planning ● interior design
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
19.5 southeast 4th avenue Fort lauderdale, fl 33316
lb # 26001020 aa # 26001030

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

STATE OF FLORIDA · CARLOS V. GONZALEZ · AR18687 · REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
CVG	JO	CVG
DATE: 06.27.2025		COMM: 241111

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REVISIONS
1 SPA COMMENTS 7/1/2025
2 SPA COMMENTS 7/22/2025

SITE PLAN

SITE PLAN APPROVAL

AS-101

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EXISTING SOUTH WEST CORNER



PROPOSED SOUTH WEST CORNER



EXISTING SR7 ELEVATION



PROPOSED SR7 ELEVATION

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7, HOLLYWOOD, FL 33314

barranco gonzalez ● *architecture* ● *planning* ● *interior design*

19.5 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com

lb # 26001020 aa # 26001030

STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18687
REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
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06.27.2025	241111

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REVISIONS

RENDERINGS

SITE PLAN APPROVAL

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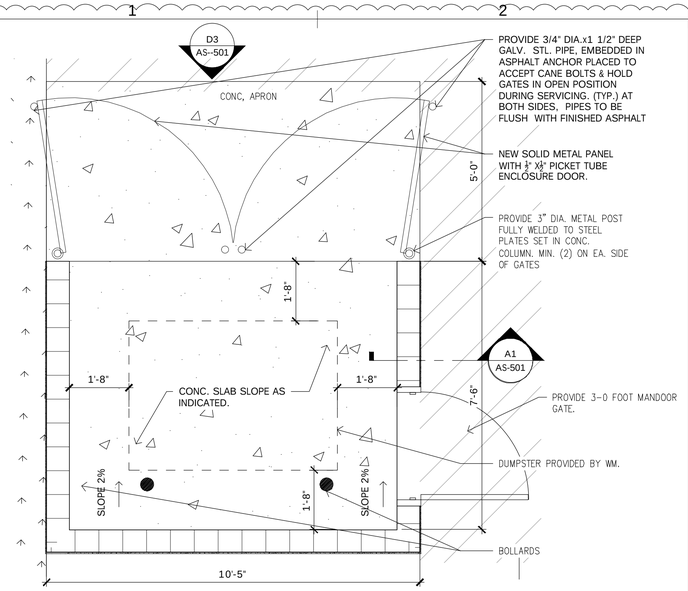
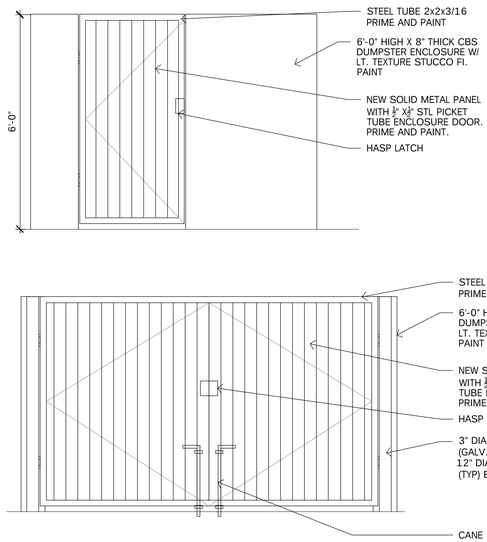
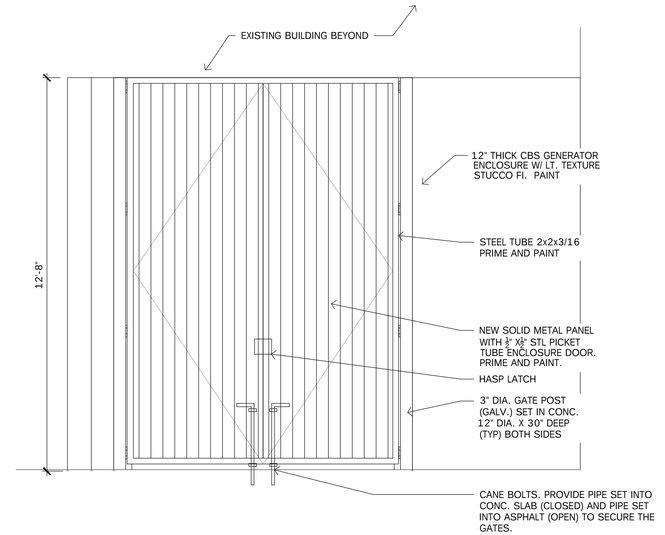


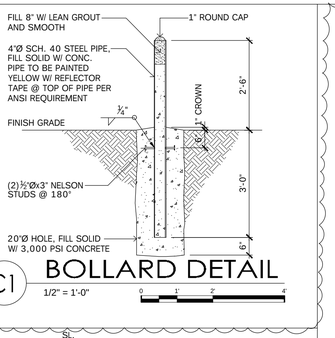
D1 DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"



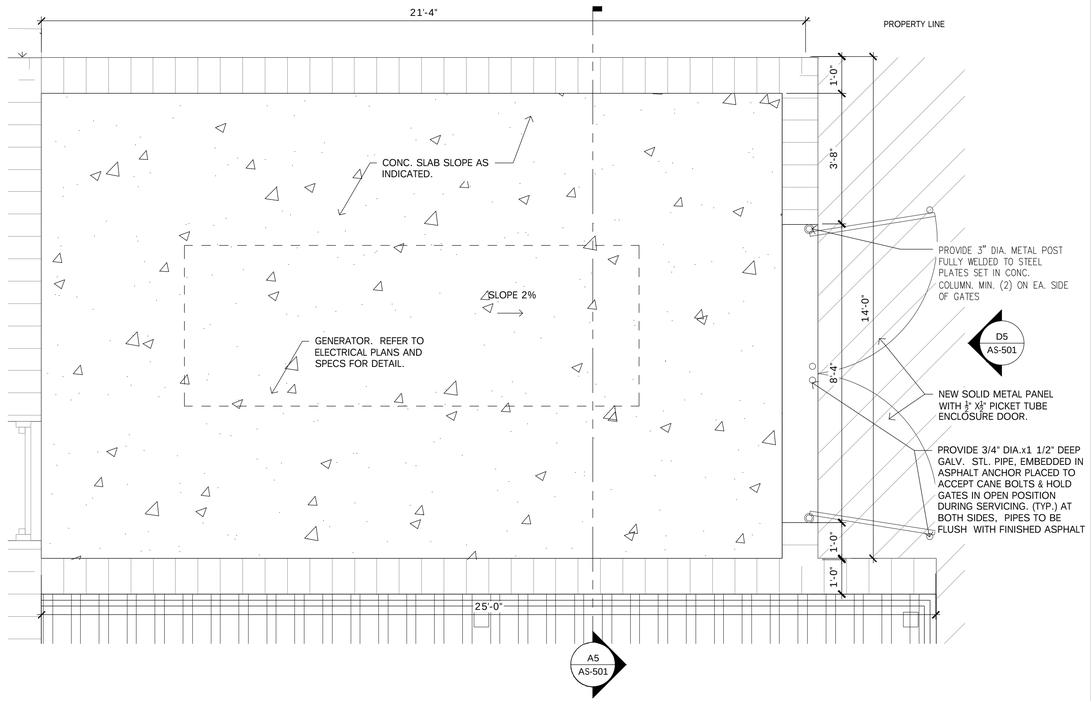
D3 ELEVATION
1/2" = 1'-0"



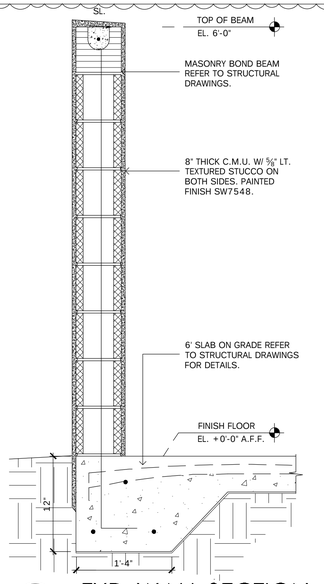
D5 ELEVATION
1/2" = 1'-0"



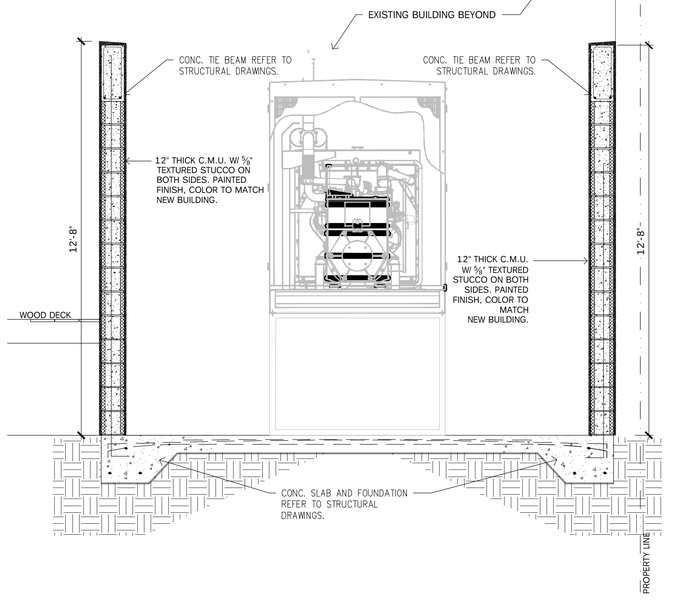
C1 BOLLARD DETAIL
1/2" = 1'-0"



A2 GENERATOR ENCLOSURE PLAN
1/2" = 1'-0"



A1 TYP. WALL SECTION
1" = 1'-0"



A5 GENERATOR ENCLOSURE SECTION
1/2" = 1'-0"

barranco gonzalez architecture planning interior design
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
lb # 26001020 aa # 26001020
19'5 southcast 4th avenue Fort lauderdale, fl 33316

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

STATE OF FLORIDA
CARLOS V. GONZALEZ
AR18687
REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
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DATE: 06.27.2025 COMM: 241111

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REVISIONS
1 SPA COMMENTS 7/1/2025

SITE PLAN
DETAILS

SITE PLAN APPROVAL

AS-501

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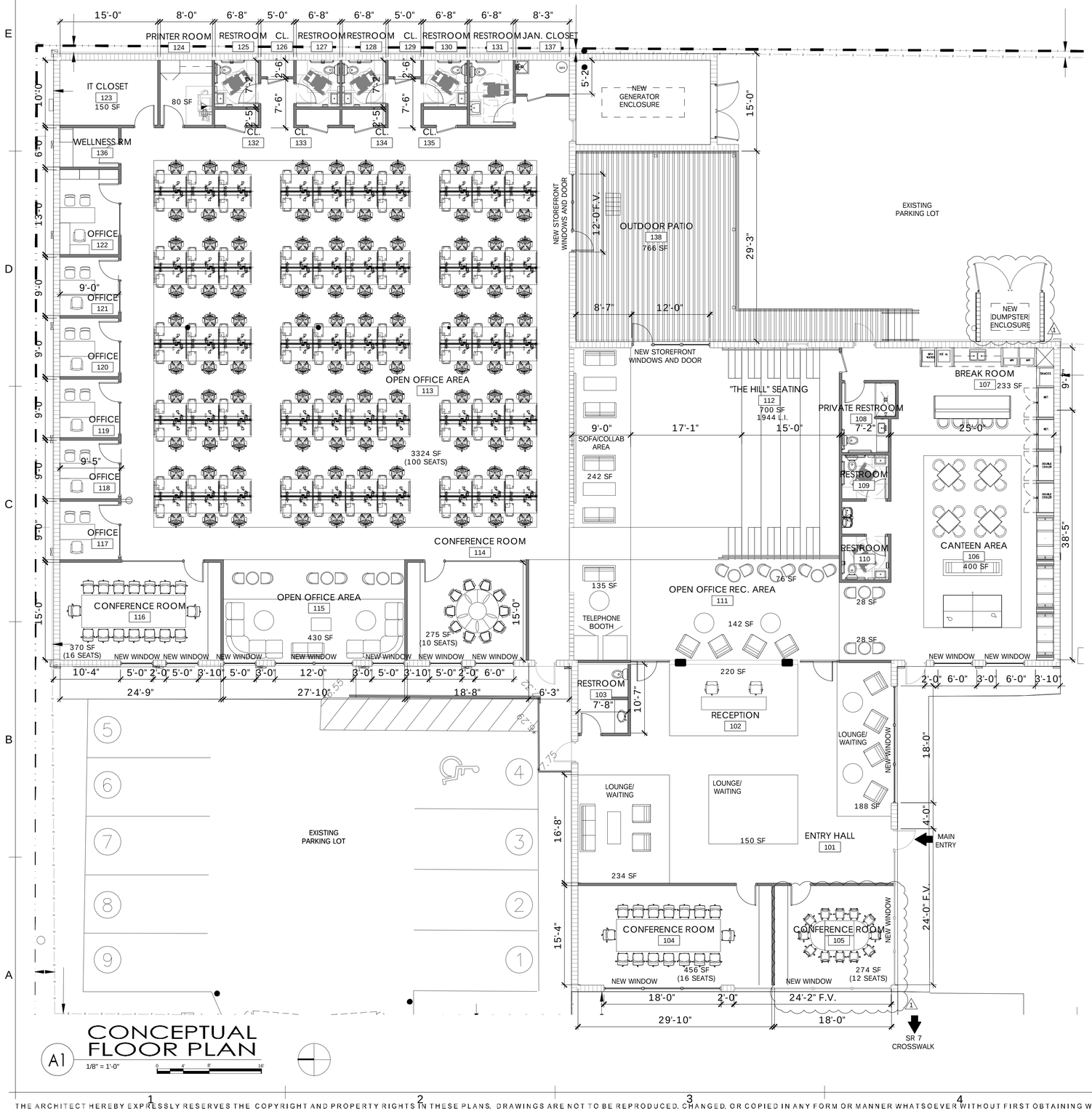

CONCEPTUAL FLOOR PLAN

A1 1/8" = 1'-0"

barranco gonzalez • architecture • planning • interior design
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
19.5 southeast 4th avenue Fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
lb # 26001020 aa # 26001020

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

STATE OF FLORIDA CARLOS V. GONZALEZ REGISTERED ARCHITECT AR18687

consultant

DESIGNED	DRAWN	CHECKED
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REVISIONS
1 SPA COMMENTS 7/1/2025

CONCEPTUAL FLOOR PLAN

SITE PLAN APPROVAL

A-101

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1. EXISTING STORE FRONT TO REPLACED WIT~ IMPACT RATED. 1
2. EXISTING GARAGE DOOR TO BE REMOVED AND REPLACED WITH IMPACT RATED STOREFRONT SYSTEM.
3. IMPACT RATED WINDOW SYSTEM TO BE ADDED IN NEW LOCATION.
4. NEW STEPS AND GUARDRAILS.
5. EXISTING DOOR TO REMAIN.
6. EXISTING RAMP AND METAL RAILINGS TO REMAIN.
7. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. TO BE PAINTED. 7.1 EXISTING DOWNSPOUT TO BE RELOCATED REFER TO PLANS.
8. EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW.
9. EXISTING VENTILATION GRILL TO BE REMOVED, TO RECEIVE BLOCK AND STUCCO.
10. NEW EXTERIOR DECK AND METAL RAILINGS.
11. MECHANICAL ROOFTOP EQUIPMENT. SCREENING TO BE PROVIDED.
12. PAINTED STUCCO WALLS.
13. NEW SOLID PANEL PICKET STYLE METAL ENCLOSURE DOOR.
14. EXISTING ROOF SIGN TO REMAIN.

D6 KEY NOTES

FINISH (A)
SEALED STUCCO
COLOR: BENJAMIN MOORE STONINGTON GRAY; HC-170

FINISH (B)
FASCIA, TRIMS, DECO. BANDS & ACCENTS
COLOR: BENJAMIN MOORE SNOW WHITE; 2122-70

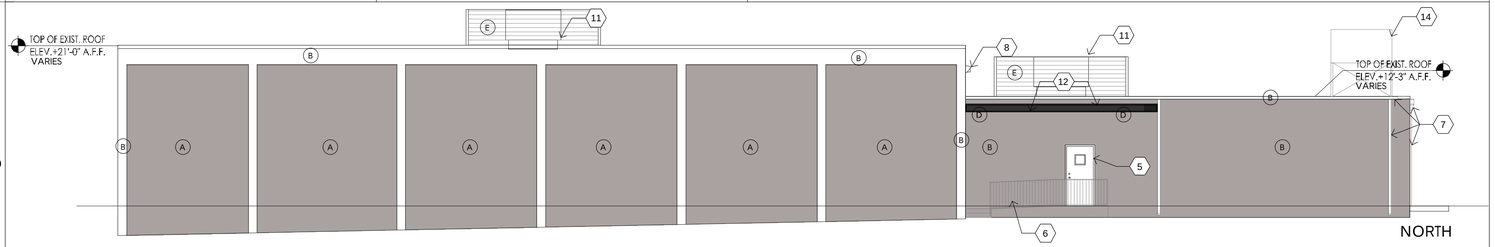
FINISH (C)
STOREFRONT GLASS
TINT COLOR: BLACK, 30% OPACITY. GLASS IS NOT MIRRORED OR REFLECTIVE

FINISH (D)
FASCIA, TRIMS, DECO. BANDS & ACCENTS
COLOR: BENJAMIN MOORE BLACK; 2132-10

FINISH (E)
CORRUGATED METAL SCREENING. BENJAMIN MOORE SNOW WHITE; 2122-70

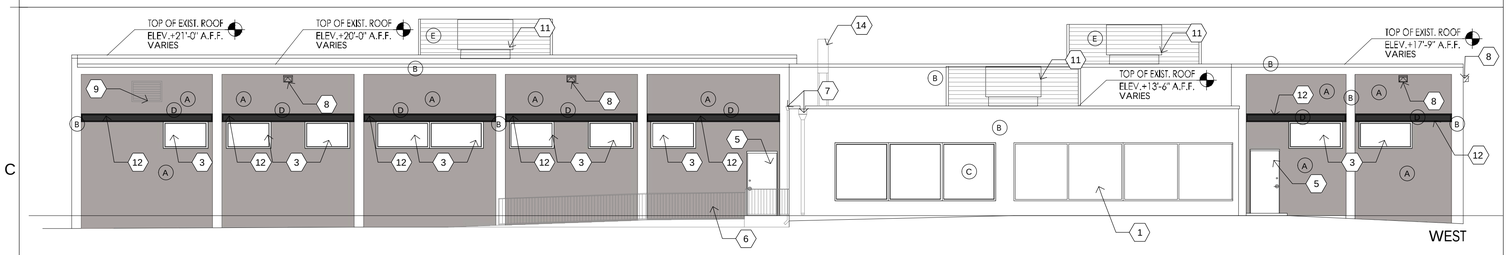
NOTE: ALL COLORS ARE SUBJECT TO BE APPROVED BY OWNER PRIOR TO FINAL SELECTION

D5 COLOR LEGEND



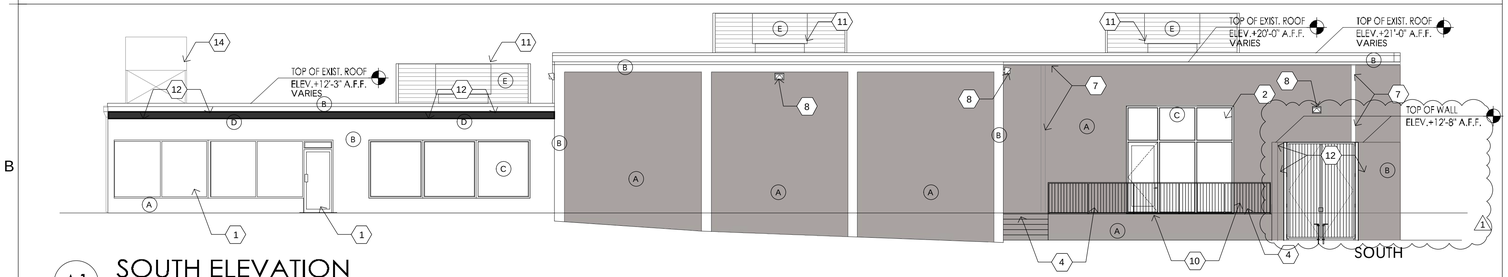
A1 NORTH ELEVATION

1/8" = 1'-0"



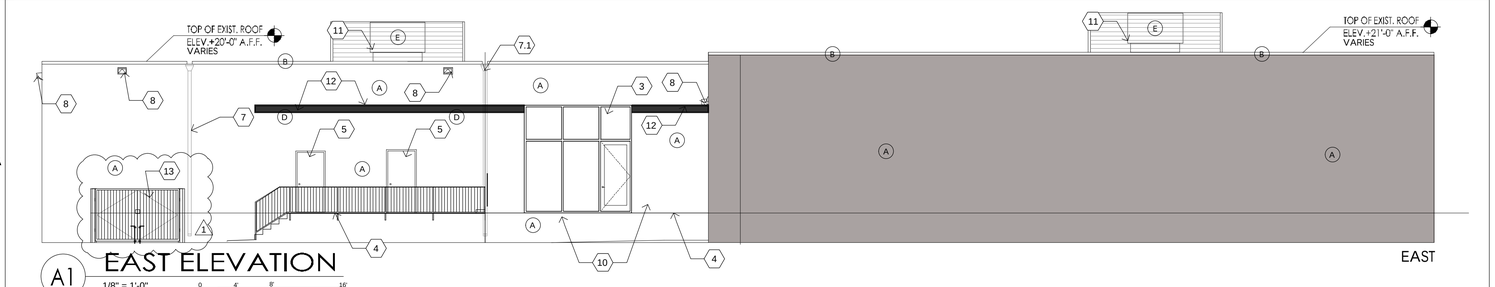
A1 WEST ELEVATION

1/8" = 1'-0"



A1 SOUTH ELEVATION

1/8" = 1'-0"



A1 EAST ELEVATION

1/8" = 1'-0"

barranco gonzalez • architecture • planning • interior design
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
19 S southeast 4th avenue Fort lauderdale, fl 33316
lb # 26001020 aa # 26001030

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

STATE OF FLORIDA · CARLOS V. GONZALEZ · AR18687 · REGISTERED ARCHITECT

consultant

DESIGNED	DRAWN	CHECKED
CVG	JO	CVG

DATE: 06.27.2025 COMM: 241111

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REVISIONS
1 SPA COMMENTS 7/1/2025

EXTERIOR ELEVATIONS

SITE PLAN APPROVAL

A-201

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GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO,THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES,HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVERNIGHT.
14. CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR OPERATIONS AND/ OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/ VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770.

Always call 811 two full business days before you dig

Sunshine811.com

41. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID
    A. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND HORIZONTAL PIPE DEFLECTION WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    B. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION
    C. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    D. PROFILE WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISH GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN, THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND VERTICAL PIPE DEFLECTION.
    E. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    F. ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS-BUILT CAD DRAWING STANDARDS"

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.

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ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/22/2025

Civil Design Engineering LLC
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www.civildesignengineering.com

PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
GENERAL NOTES
AND SPECIFICATIONS

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS _____

date	description	no.

SHEET
C-1

LOCATED IN: E:\For My Company\Projects\2025\2534-SHRSS\CAD\C-1 - GENERAL NOTES - SHRSS DIGITAL OFFICE.dwg & PRINTED ON: Tuesday, JULY 22, 2025, 9:45:56 AM

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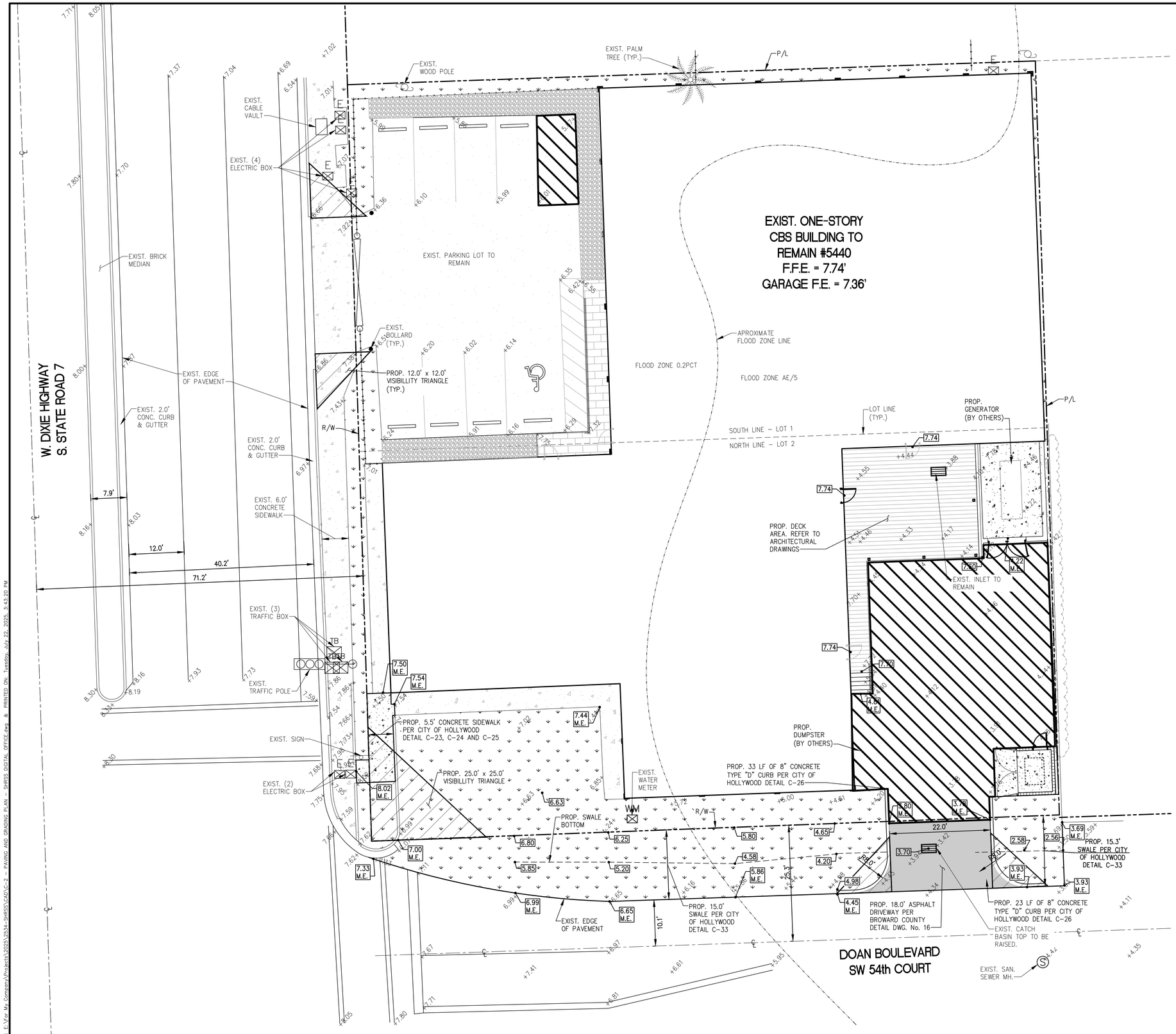

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PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE
5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
PAVING AND GRADING PLAN

B.E.S PROJ. No.:
DATE: JULY, 2025
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.

SHEET
C-2

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7/22/2025

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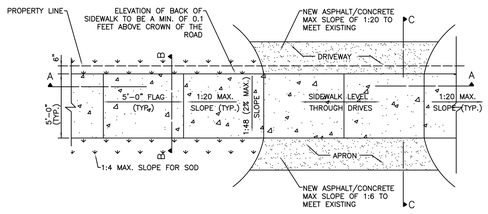
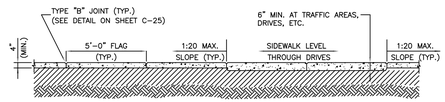
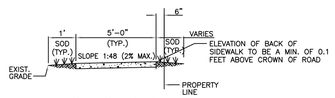


PLAN



SECTION A–A

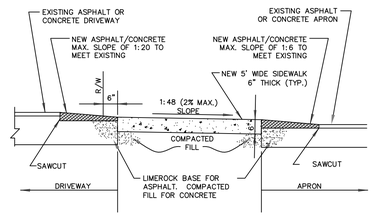


SECTION B–B

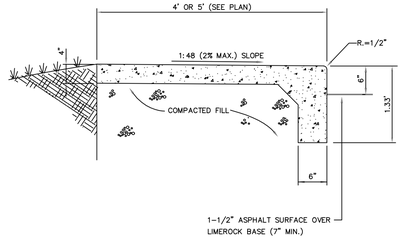
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23	
	APPROVED: JG			



SECTION C–C



SIDEWALK WITH CURB

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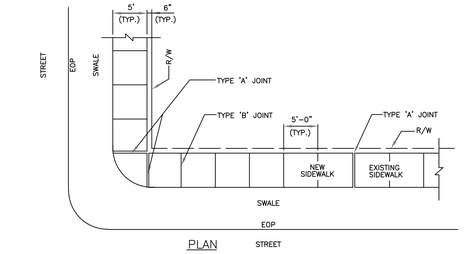
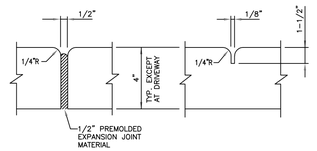
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24	
	APPROVED: JG			



PLAN



TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¾" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

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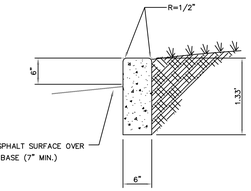
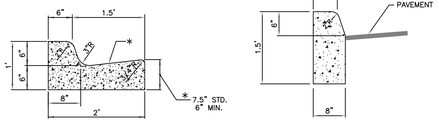
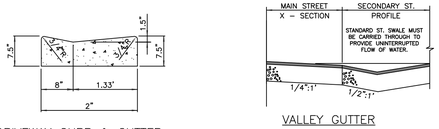
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25	
	APPROVED: JG			



STANDARD CURB



6" CURB & GUTTER (FDOT TYPE "F") TYPE 'D' CURB



DRIVEWAY CURB & GUTTER VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

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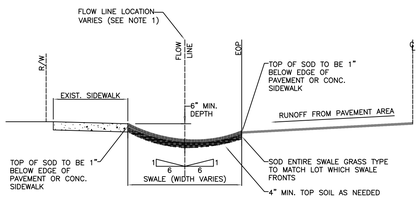
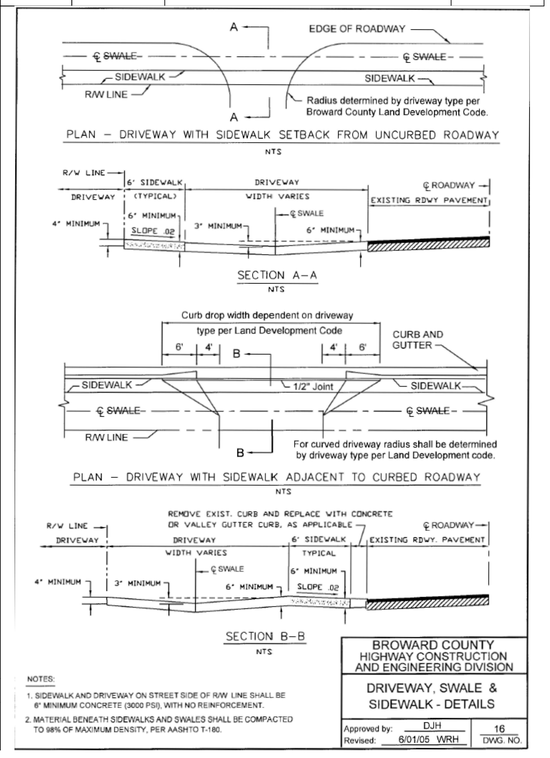
	DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C–26	
	APPROVED: JG			



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33	
	APPROVED: JG			



NOTES:

1. SIDEWALK AND DRIVEWAY ON STREET SIDE OF R/W LINE SHALL BE 6" MINIMUM CONCRETE (3000 PSI), WITH NO REINFORCEMENT.
2. MATERIAL BENEATH SIDEWALKS AND SWALES SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION		
DRIVEWAY, SWALE & SIDEWALK - DETAILS		
Approved by: DJH	16	DWG. NO.
Revised: 6/01/05 WRH		

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE
5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
PAVING DETAILS

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date	description	no.

SHEET
C-3

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7/22/2025

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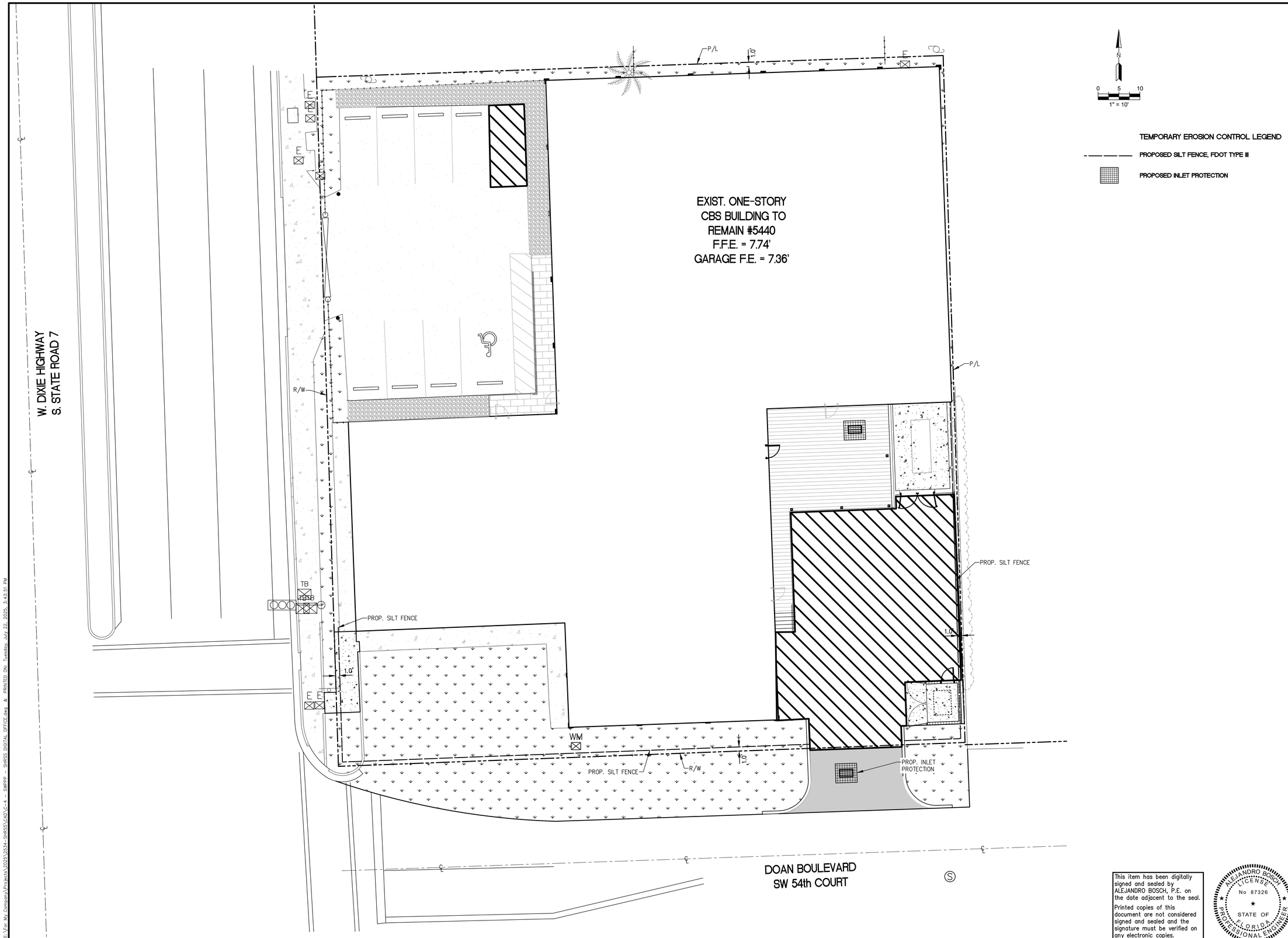

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PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
STORMWATER
POLLUTION PREVENTION
PLAN

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

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date	description	no.

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C-4

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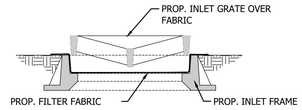
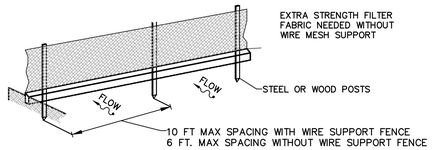
GENERAL NOTES:

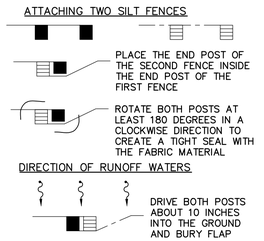
1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MANTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE, STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 – 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALANT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

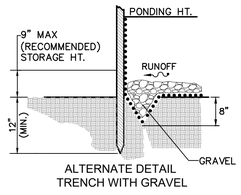


FILTER FABRIC DETAIL "A"

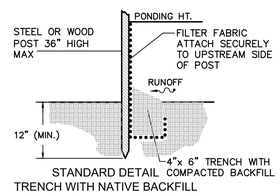
N.T.S.







ALTERNATE DETAIL
TRENCH WITH GRAVEL



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS

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7/22/2025

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www.civildesignengineering.com

PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE
5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
STORMWATER POLLUTION PREVENTION DETAILS

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date	description	no.

SHEET
C-5

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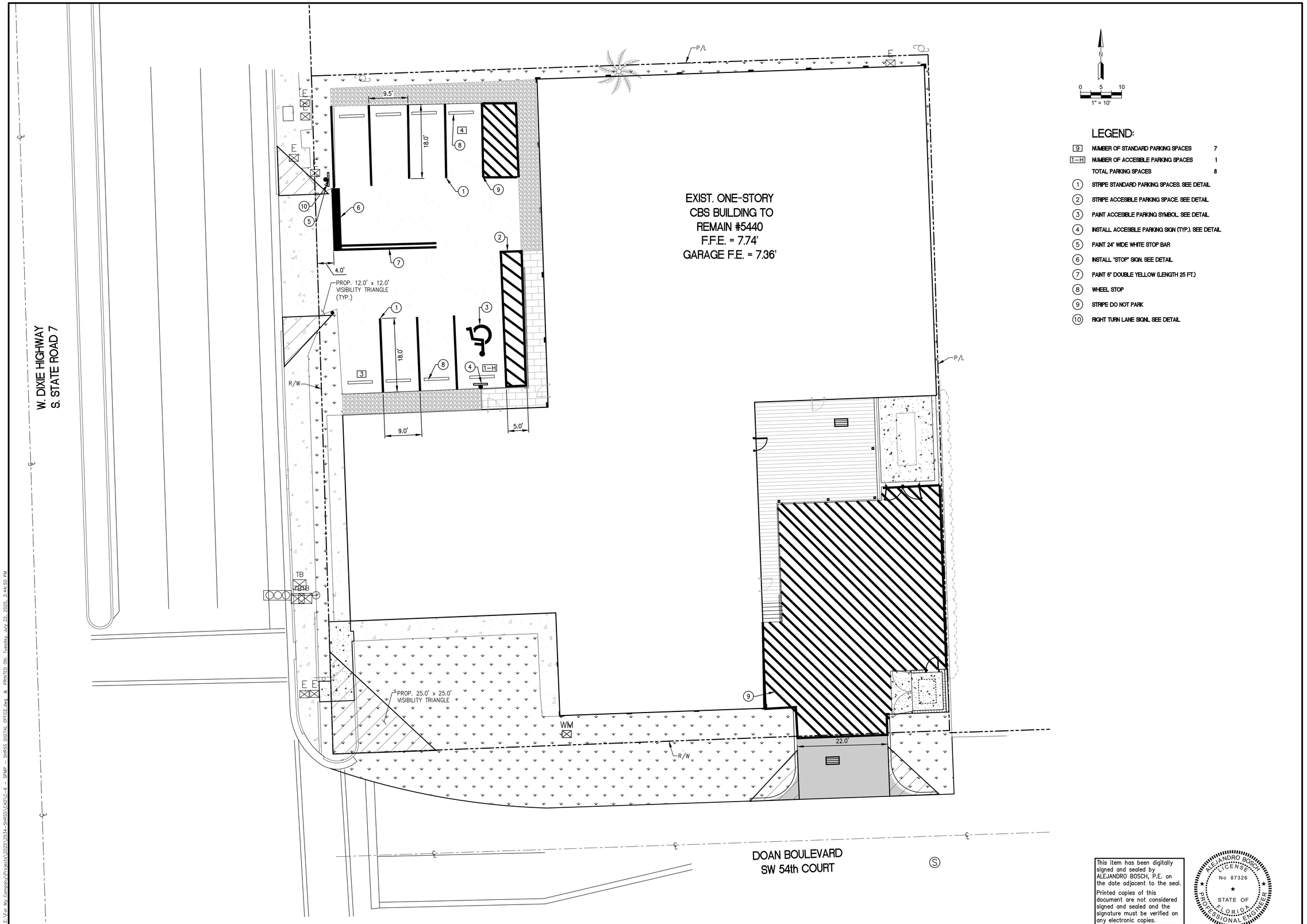

LEGEND:

9	NUMBER OF STANDARD PARKING SPACES	7
1–H	NUMBER OF ACCESIBLE PARKING SPACES	1
	TOTAL PARKING SPACES	8
1	STRIPE STANDARD PARKING SPACES. SEE DETAIL	
2	STRIPE ACCESIBLE PARKING SPACE. SEE DETAIL	
3	PAINT ACCESIBLE PARKING SYMBOL. SEE DETAIL	
4	INSTALL ACCESIBLE PARKING SIGN (TYP.). SEE DETAIL	
5	PAINT 24" WIDE WHITE STOP BAR	
6	INSTALL "STOP" SIGN. SEE DETAIL	
7	PAINT 6" DOUBLE YELLOW (LENGTH 25 FT.)	
8	WHEEL STOP	
9	STRIPE DO NOT PARK	
10	RIGHT TURN LANE SIGNL. SEE DETAIL	

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PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
SIGNING AND PAVEMENT MARKING PLAN

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

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date	description	no.

SHEET
C-6

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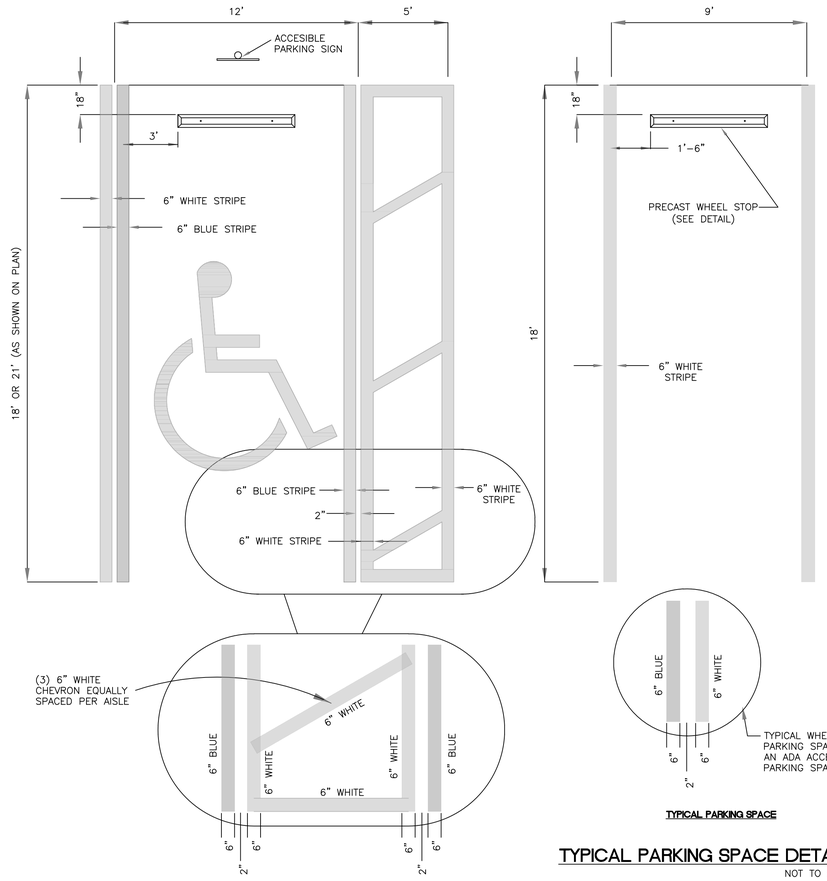
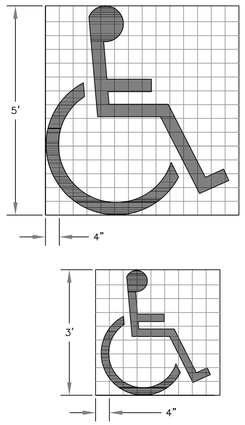


ADA ACCESSIBLE PARKING SPACE

TYPICAL PARKING SPACE

TYPICAL PARKING SPACE DETAILS
NOT TO SCALE



NOTE:
PAINT SYMBOL ONTO PAVED SURFACE WITH 2 COATS OF TRAFFIC WHITE PAINT, MANUF. AS PER DEPT. OF TRANSPORTATION SPEC.

USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

UNIVERSAL SYMBOL OF ACCESSIBLITY
NOT TO SCALE

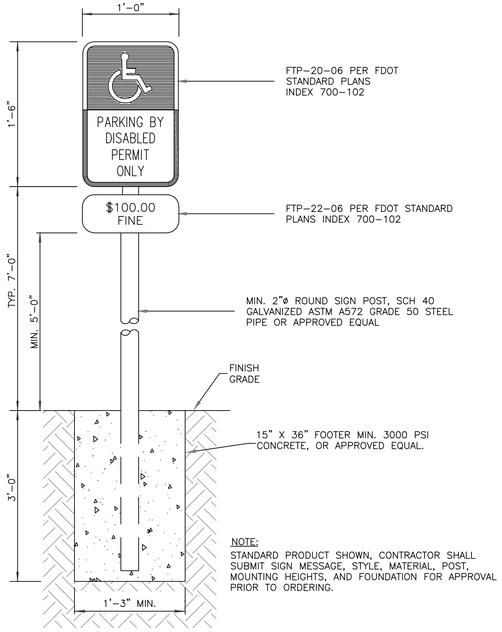
MARKINGS SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 711-001, CURRENT VERSION

ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE, ACCESSIBILITY.

WHEEL STOP DETAIL
NOT TO SCALE

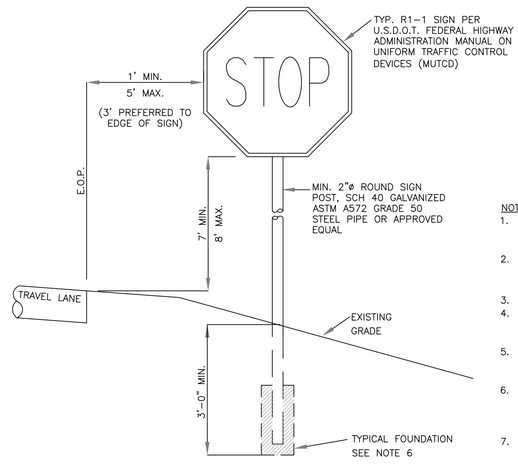


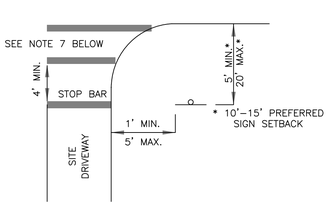
RIGHT TURN LANE SIGNAL
N.T.S.



NOTE:
STANDARD PRODUCT SHOWN, CONTRACTOR SHALL SUBMIT SIGN MESSAGE, STYLE, MATERIAL, POST, MOUNTING HEIGHTS, AND FOUNDATION FOR APPROVAL PRIOR TO ORDERING.

ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE





NOTES:
1. CONTRACTOR SHALL SUBMIT SIGN DETAILS, MOUNTING HEIGHTS, AND FOUNDATION DESIGN TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING ANY SIGNS.
2. LOCATION OF STOP BAR AT OR NEAR SIGN IS PREFERRED, EXCEPT AT CROSSWALKS WHERE THE STOP BAR SHALL BE INSTALLED BEFORE SAID CROSSWALK MARKINGS WHILE THE SIGN IS AFTER. (PER PLAN)
3. STANDARD STOP BAR WIDTH IS 24".
4. CLEAR VISIBILITY AT EACH INTERSECTION IS IMPORTANT AND THE SETBACKS MAY BE VARIED BETWEEN THE MINIMUM AND THE MAXIMUM TO PROVIDE THE OPTIMUM LOCATION.
5. SIGN SHALL NOT OBSTRUCT ADJACENT TRAVEL LANE. NO SIGN SHALL BE INSTALLED WITHIN ANY EXFILTRATION TRENCH AREA.
6. EACH SIGN REQUIRES SUFFICIENT FOUNDATION TO ACHIEVE STRUCTURAL INTEGRITY. CONTRACTOR SHALL INCLUDE FOUNDATION CONSTRUCTION IN THEIR BID PRICE, SIGN FOUNDATIONS SHALL NOT BE PAID FOR SEPARATELY.
7. CROSS WALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).

TYPICAL STOP SIGN INSTALLATION DETAIL
N.T.S.

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7/22/2025

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PROJECT NAME
PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE
5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE
SIGNING AND PAVEMENT MARKING DETAILS

B.E.S PROJ. No.: _____
DATE: JULY, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

REVISIONS

date	description	no.

SHEET
C-7

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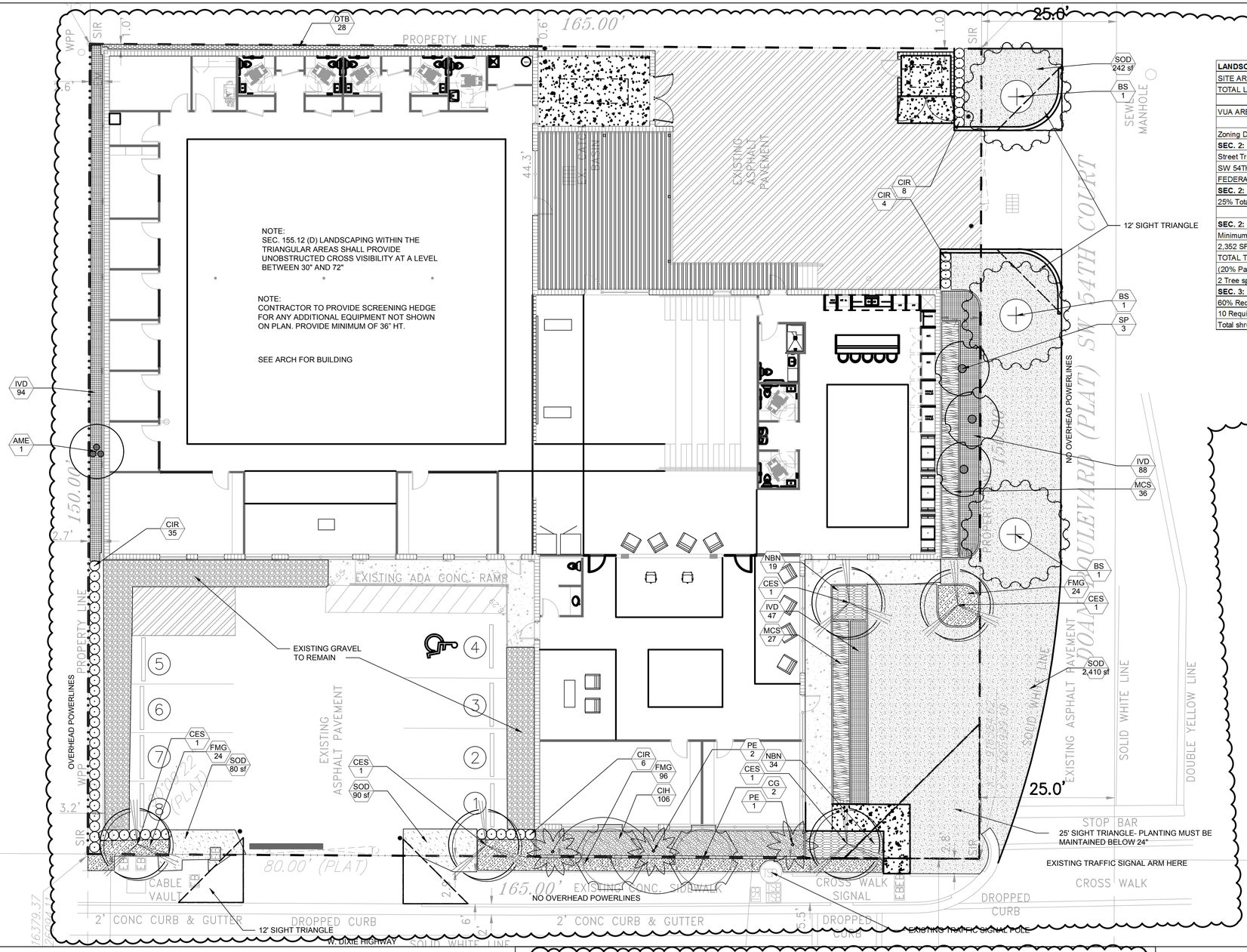


LANDSCAPE CALCULATIONS	REQUIRED	PROVIDED
SITE AREA	N/A	24,758 (.57 ac)
TOTAL LANDSCAPE PERVIOUS AREA	N/A	2,352 SF
VUA AREA	N/A	6,679 sf
Zoning District- N-MU (Industrial)		
SEC. 2: 2.4 (A) Perimeter Landscape (1):		
Street Trees: 1 tree / 50 linear feet		
SW 54TH COURT 150 LF / 50 = 3	3 Trees	3 Trees
FEDERAL HIGHWAY 165 LF / 50 = 3.3	4 Trees	4 Trees
SEC. 2: 2.4 (A) Interior Landscape for Vehicular Use Areas (6):		
25% Total Square Footage of VUA shall be landscaped	1,670	N/A
SEC. 2: 2.4 (A) Open Space (8):		
Minimum 1 tree / 1000 SF of pervious area		
2,352 SF Pervious Area / 1000 = 2.4	3 Trees	3 Trees
TOTAL TREES	10 Trees	10 Trees
(20% Palms Trees allowed .20 x 10 = 2 palms @ 3:1 = 6 palms	2/6 Palms	2/6 Palms
2 Tree species Required	2 species	4 species
SEC. 3: 3.4 Native Plant Requirements:		
60% Required Trees & 50% Required Shrubs to be of Native Species		
10 Required Trees Total x 60% = 6 native trees required	6 Native Trees	6 Native Trees
Total shrubs/Groundcover 642 x .50= 321 Native plants required	321 Natives	335 Natives

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		
TREES										
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2" DBH	12' HT. X 5' SPD. X 6' CT.	YES	HIGH		
CG	2	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE	FG/B&B	2" DBH	12' HT. X 5' SPR., 5' CT, STD.	NO	HIGH		
CES	5	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG/B&B	2" DBH	12' HT. X 5' SPR., 5' CT, STD.	YES	HIGH		
PALM TREES										
AME	1	ADONIDIA MERRILLII	ADONIDIA PALM	EXISTING TO REMAIN		12' OA TRIPLE TRUNK	NO	HIGH		
PE	3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B	3" DBH	8' CT, MATCHED	NO	HIGH		
SP	3	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B	10" DBH MIN.	8' CT, MATCHED	YES	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	
SHRUBS										
CIR	53	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	-		30" HT. X 24" SPR.	YES	HIGH	24" O.C.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		SPACING
SHRUB AREAS										
MCS	63	MYRCIANTHES FRAGRANS `COMPACTA`	COMPACT SIMPSON`S STOPPER	-		18" HT X 18" SPR	YES	MEDIUM		24" o.c.
GROUND COVERS										
CIH	106	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
DTB	28	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		12" HT. FULL	NO	MEDIUM		18" o.c.
FMG	144	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		12" HT. X 12" SPR.	NO	HIGH		18" o.c.
IVD	229	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
NBN	53	NEOREGELIA X `BOSSA NOVA`	GREEN & WHITE BROMELIAD	1 GAL@			NO	HIGH		18" o.c.
SOD/SEED										
SOD	2,782 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD						

Architectural Alliance Landscape
632 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-6858 EMAIL: BEuell@archall.net

JAMES BRIAN EUELL LA 6666697 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT

Revision Dates
05-02-25 Arch Base Update
07-09-25 City Comments
07.24.25 City Comments

SUBMITTAL SET

SHRSS DIGITAL OFFICE

5540 S State Road 7
Hollywood, FL 33314

Sheet Description: OVERALL LANDSCAPE PLAN

Release Date: 03-28-25

Project Number: 2507

Drawing Number: L-200

Sheet 1 of 2

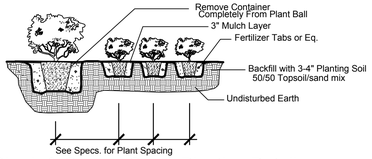
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG! It's fast, it's free, it's the law. Call 811 two business days before digging

SCALE: 1"=10'-00"

0' 5' 10' 20' 30'

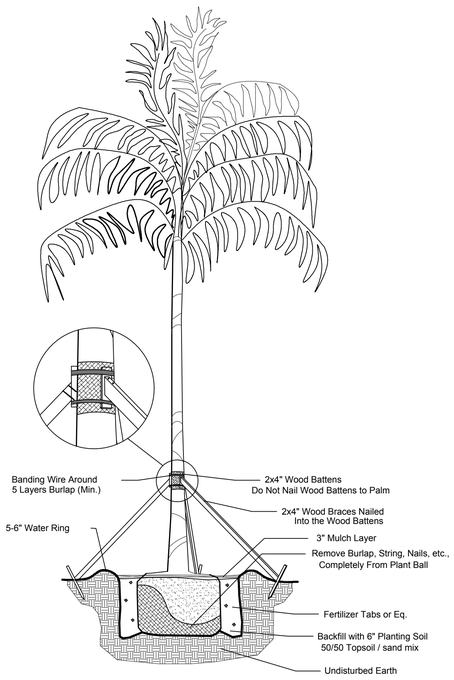
NORTH

2507 Landscape Plans 07-22-25



Shrub & Ground Cover Planting Detail

NTS



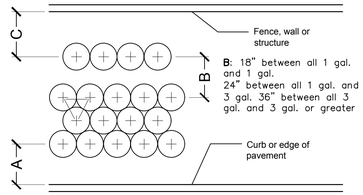
Palm Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

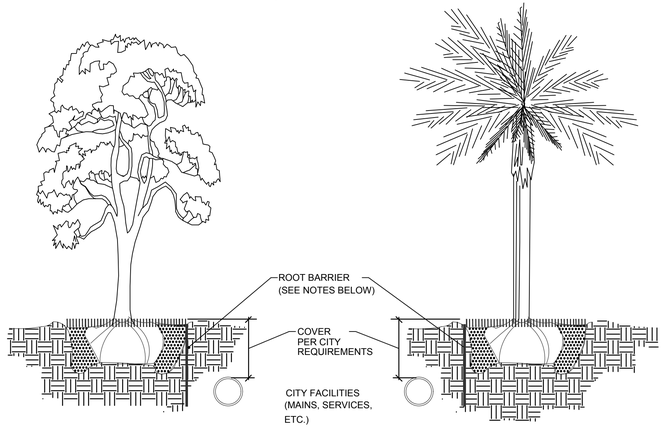
A: 14" for all 1 gal.
24" for all 3 gal. or greater



Typical Plant Spacing

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

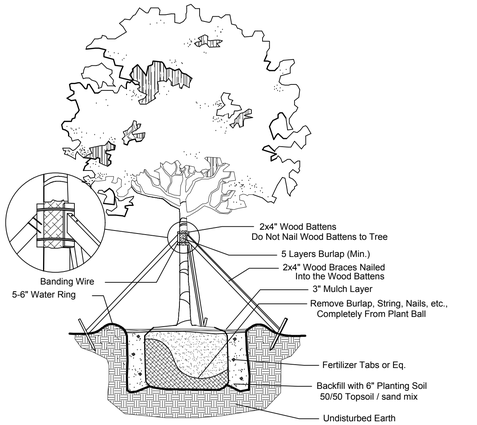


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

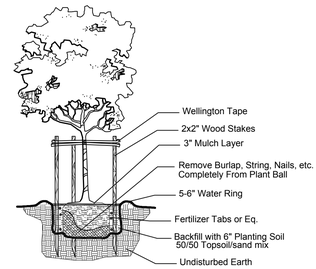
Typical Root Barrier Detail

NTS



Large Tree Planting Detail

NTS



Small Tree Planting Detail

NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		
TREES										
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2" DBH	12' HT. X 5' SPD. X 6' CT.	YES	HIGH		
CG	2	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE	FG/B&B	2" DBH	12` HT. X 5` SPR., 5` CT, STD.	NO	HIGH		
CES	5	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG/B&B	2" DBH	12` HT. X 5` SPR., 5` CT, STD.	YES	HIGH		
PALM TREES										
AME	1	ADONIDIA MERRILLII	ADONIDIA PALM	EXISTING TO REMAIN		12' OA TRIPLE TRUNK	NO	HIGH		
PE	3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B	3" DBH	8` CT, MATCHED	NO	HIGH		
SP	3	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B	10" DBH MIN.	8` CT, MATCHED	YES	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	
SHRUBS										
CIR	53	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	-		30" HT. X 24" SPR.	YES	HIGH	24" O.C.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		SPACING
SHRUB AREAS										
MCS	63	MYRCIANTHES FRAGRANS `COMPACTA`	COMPACT SIMPSON`S STOPPER	-		18" HT X 18" SPR	YES	MEDIUM		24" o.c.
GROUND COVERS										
CIH	106	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
DTB	28	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		12" HT. FULL	NO	MEDIUM		18" o.c.
FMG	144	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	-		12" HT. X 12" SPR.	NO	HIGH		18" o.c.
IVD	229	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
NBN	53	NEOREGELIA X `BOSSA NOVA`	GREEEN & WHITE BROMELIAD	1 GAL@			NO	HIGH		18" o.c.
SOD/SEED										
SOD	2,782 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	`FLORITAM` ST. AUGUSTINE SOD	SOD						

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

STATEMENT:
TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-220 TREE DISPOSITION PLAN.
4. SEE SHEET L-200 PLANTING PLAN
5. SEE SHEET L-200 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-210 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
8. ALL LANDSCAPE SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
9. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WIHTOUT THE CITY OF HOLLYWOOD APPROVAL.
10. NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

AAL
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633 SW 4th Ave, Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-6858 EMAIL: BEuell@archall.net

JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates
07-09-25 City Comments
07-24-25 City Comments

SUBMITTAL SET
SHRSS DIGITAL OFFICE
5540 S State Road 7
Hollywood, FL 33314

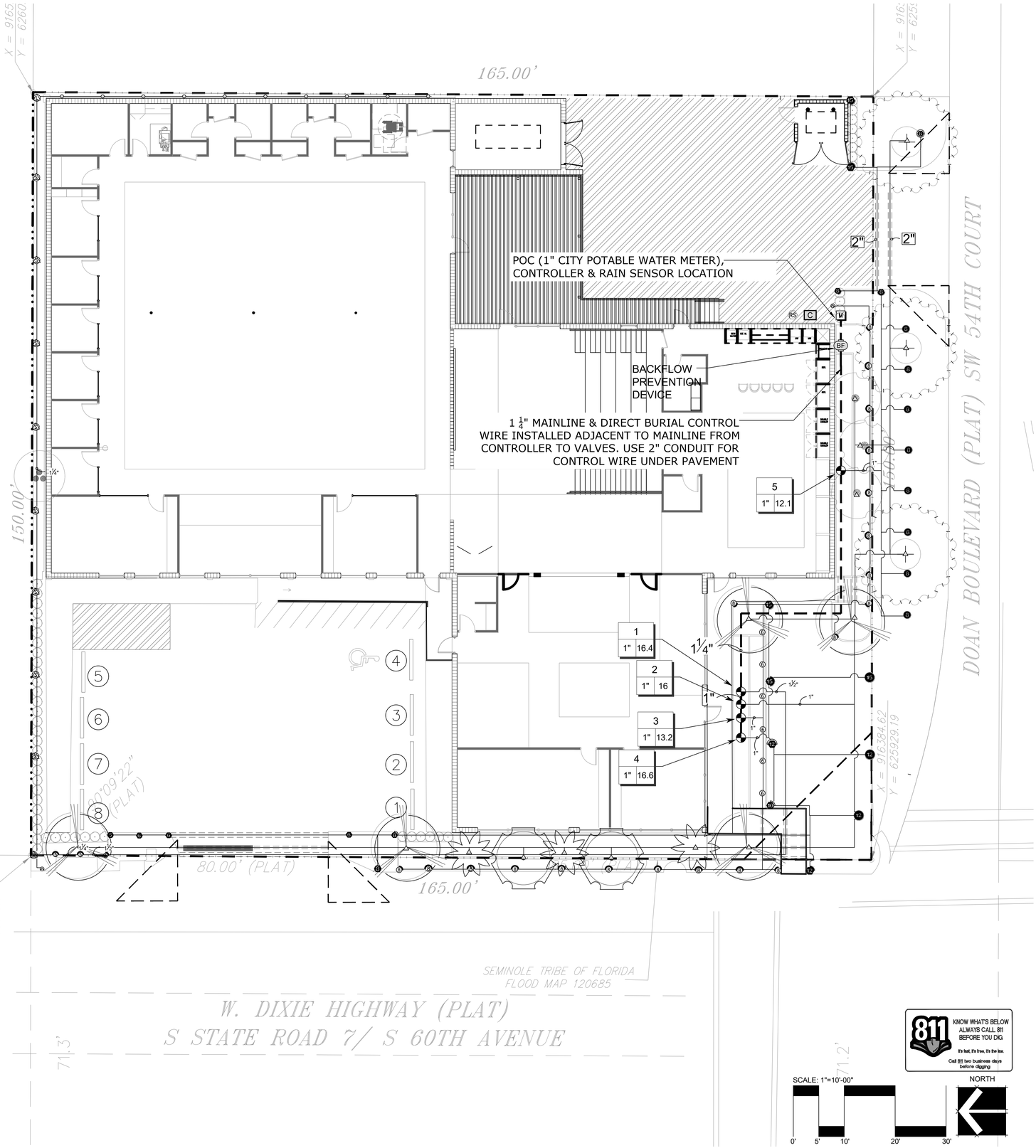
Sheet Description
LANDSCAPE DETAILS AND NOTES

Release Date
03-28-25

Project Number
2507

Drawing Number
L-201
Sheet 2 of 2

2507 Landscape Plans 07-22-25



SCALE: 1"=10'-00"

0' 5' 10' 20' 30'

NORTH

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG!
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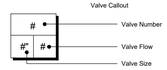
Call 811 two business days before digging

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	RAIN BIRD 1806-SAM 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	12	30
Q T H F	RAIN BIRD 1806-SAM 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
Q T H TQ F	RAIN BIRD 1806-SAM 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	4	30
Q T H TQ F	RAIN BIRD 1806-SAM 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	5	30
4V 6V 18V	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	4	30
08HE-VAN 10HE-VAN / 12HE-VAN 15HE-VAN	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
2Q 2H 2F 4Q 4H 4F	RAIN BIRD 1812-SAM-PRS SQ SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	2	30
EST LCS RCS CST SST	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	10	30
Q H F	RAIN BIRD 1812-SAM-PRS 5 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	3	30
Q T H F	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	20	30
4V 6V 18V	RAIN BIRD 1812-SAM-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	6	30
1401 1402 1404	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	16	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5	
BF	1 1/4" WILKINS 975XLS SN# 4842643 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M	WATER METER 2" EXISTING WATER METER	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,478 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	102.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40	146.3 LF	

Valve Callout



NOTES:

AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

IRRIGATION IS SEPARATED INTO THREE HYDROZONES: SHRUBS (LOW WATER USE); TURF (MODERATE WATER USE); & BUBBLERS (HIGH WATER USE).

IRRIGATION SYSTEM UTILIZES PRESSURE REGULATING VALVES & ALL SPRINKLER HEADS ARE EQUIPPED WITH CHECK VALVES.

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REGISTERED LANDSCAPE ARCHITECT BRIAN EUELL LA 6666697 STATE OF FLORIDA

Revision Dates
05-02-25 Arch Base Update
07-09-25 City Comments
07.24.25 City Comments

SUBMITTAL SET
SHRSS DIGITAL OFFICE
5540 S State Road 7
Hollywood, FL 33314

Sheet Description
OVERALL IRRIGATION PLAN

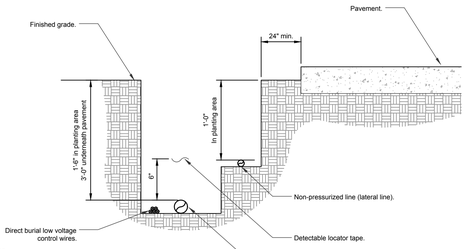
Release Date
03-28-25

Project Number
2507

Drawing Number
L-300

Sheet 1 of 3

2507 Irrigation Plans 07-22-25



NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

1 IRRIGATION TRENCHING

1 1/2" = 1'-0"

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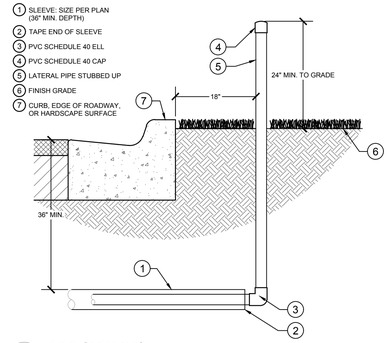

2 PIPE SLEEVING

1" = 1'-0"

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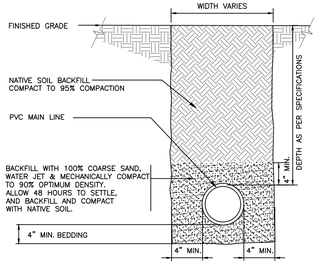

3 SLEEVE AT ROAD

1 1/2" = 1'-0"

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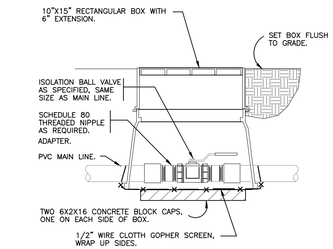

4 BRASS BALL ISOLATION VALVE

1 1/2" = 1'-0"

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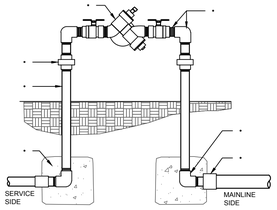
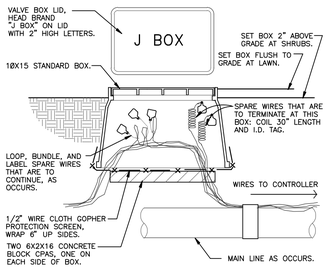


1. REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED
2. GALVANIZED UNIONS AT EACH SIDE
3. GALVANIZED RISERS
4. CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
5. GALVANIZED NIPPLES AND ELL AS REQUIRED
6. GALVANIZED ELL AND NIPPLE, TYPICAL EACH SIDE
7. PVC COUPLER AND SCH. 80 TOE NIPPLE, TYPICAL EACH SIDE

5 REDUCED PRESSURE BACKFLOW DEVICE

1" = 1'-0"

FX-IR-FX-BACK-03



6 WIRE BUNDLE JUNCTION BOX

1 1/2" = 1'-0"

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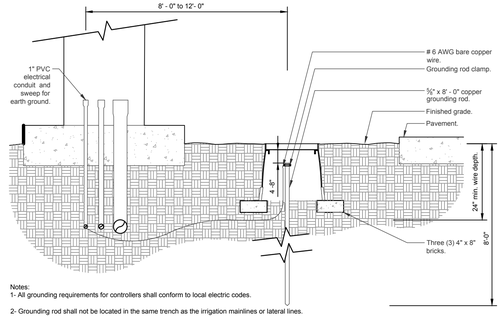

Notes:
1- All grounding requirements for controllers shall conform to local electric codes.

2- Grounding rod shall not be located in the same trench as the irrigation mainlines or lateral lines.

3- Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.

4- Install grounding rod per the controller manufacturer's specifications and recommendations.

7 GROUNDING ROD

1 1/2" = 1'-0"

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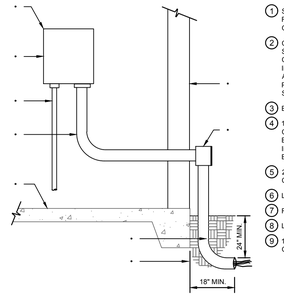
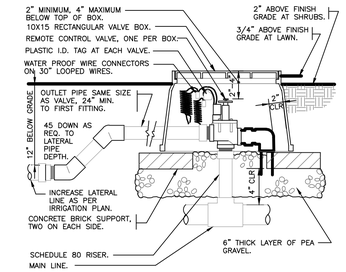


1. SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE SPECIFIED
2. CONTROLLER AS SPECIFIED. SECURELY BOLT CONTROLLER TO WALL. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
3. EXTERNAL WALL
4. 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110 VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
5. 2" DIAMETER GRAY PVC CONDUIT FOR RCV WIRES
6. LB JUNCTION BOX
7. FINISHED FLOOR LEVEL
8. LONG SWEEP ELL
9. 18" MIN. BEYOND STRUCTURE, OR TO BOX AS PER PLANS

8 INTERIOR WALL MOUNT CONTROLLER W/ J-BOX

1" = 1'-0"

FX-IR-FX-AUXEQ-08



9 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

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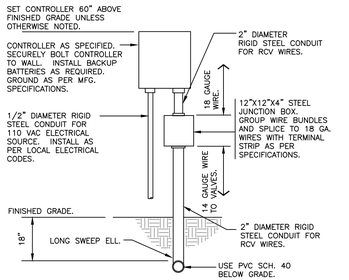

10 WALL MOUNT CONTROLLER

1" = 1'-0"

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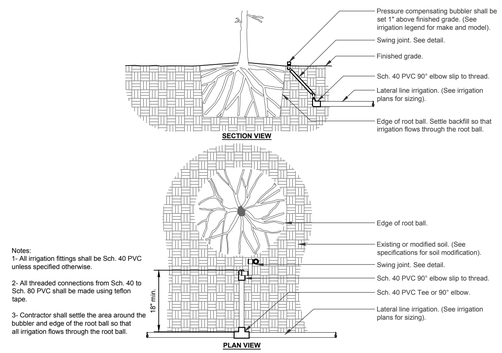

Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.

2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.

3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

11 IRRIGATION BUBBLER W/ LAYOUT

3/4" = 1'-0"

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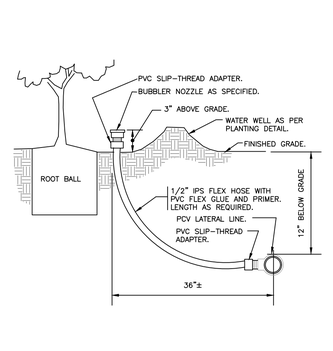
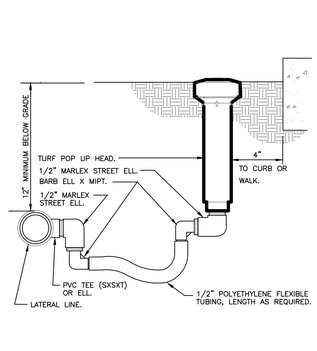
FX-IR-FX-AUXEQ-08



12 BUBBLER ON FLEX HOSE RISER

3" = 1'-0"

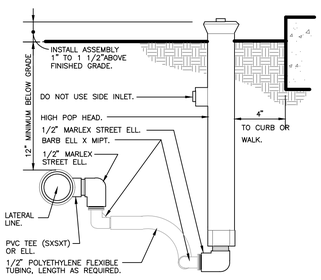
FX-IR-FX-AUXEQ-08



13 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

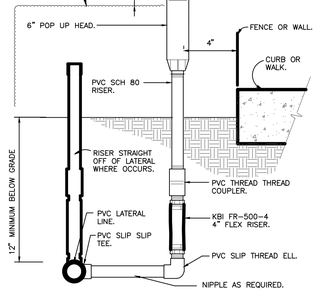
FX-IR-FX-AUXEQ-08



14 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY

3" = 1'-0"

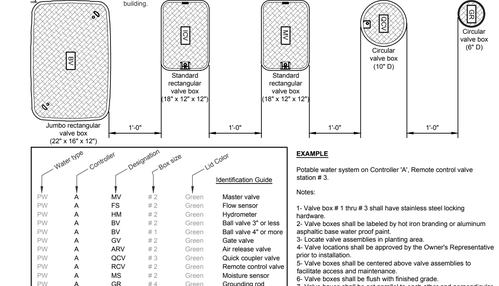
FX-IR-FX-AUXEQ-08



15 SHRUB POP-UP SPRAY ON FIXED RISER

3" = 1'-0"

DETAIL-FILE



Water type	Controller	Designation	Box size	Lid Color	Identification Guide
PW	A	MV	# 2	Green	Master valve
PW	A	FS	# 2	Green	Flow sensor
PW	A	HM	# 2	Green	Hydrometer
PW	A	BV	# 2	Green	Ball valve 3" or less
PW	A	BV	# 1	Green	Ball valve 4" or more
PW	A	GV	# 2	Green	Gate valve
PW	A	ARV	# 2	Green	Air release valve
PW	A	QCV	# 3	Green	Quick coupler valve
PW	A	RCV	# 2	Green	Remote control valve
PW	A	MS	# 2	Green	Moisture sensor
PW	A	GR	# 4	Green	Grounding rod
PW	A	SB	# 3	Green	Splice box
PW	A	FC	# 3	Green	Future connection

EXAMPLE

Potable water system on Controller 'A', Remote control valve station # 3.

Notes:

1- Valve box # 1 thru # 3 shall have stainless steel locking hardware.
2- Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.
3- Locate valve assemblies in planting area.
4- Valve locations shall be approved by the Owner's Representative prior to installation.
5- Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.
6- Valve boxes shall be flush with finished grade.
7- Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.
8- See other irrigation details for further information.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

16 VALVE BOX LAYOUT

1" = 1'-0"

FX-IR-FX-AUXEQ-08

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1–1/4"	3"
1–1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

AAL
Architectural Alliance Landscape
623 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-6858 EMAIL: BEuell@archallnet

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666697 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET

SHRSS DIGITAL OFFICE

5540 S State Road 7
Hollywood, FL 33314

Sheet Description
IRRIGATION DETAILS

Release Date
03-28-25

Project Number
2507

Drawing Number
L-301

Sheet 2 of 3

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

2507 Irrigation Plans 07-22-25

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.
Pipes must curwe a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1.All above inspections are completed, documented, approved by owner.
2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height
2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

AAL Architectural Alliance Landscape
633 SW 4th Ave., Fort Lauderdale, FL 33315 LC26000237
TEL: 954-764-6858 EMAIL: BEuell@archallnet
JAMES BRIAN EUELL REGISTERED LANDSCAPE ARCHITECT LA 6666697 STATE OF FLORIDA

Revision Dates

SUBMITTAL SET
SHRSS DIGITAL OFFICE
5540 S State Road 7
Hollywood, FL 33314

Sheet Description
IRRIGATION NOTES

Release Date
03-28-25

Project Number
2507

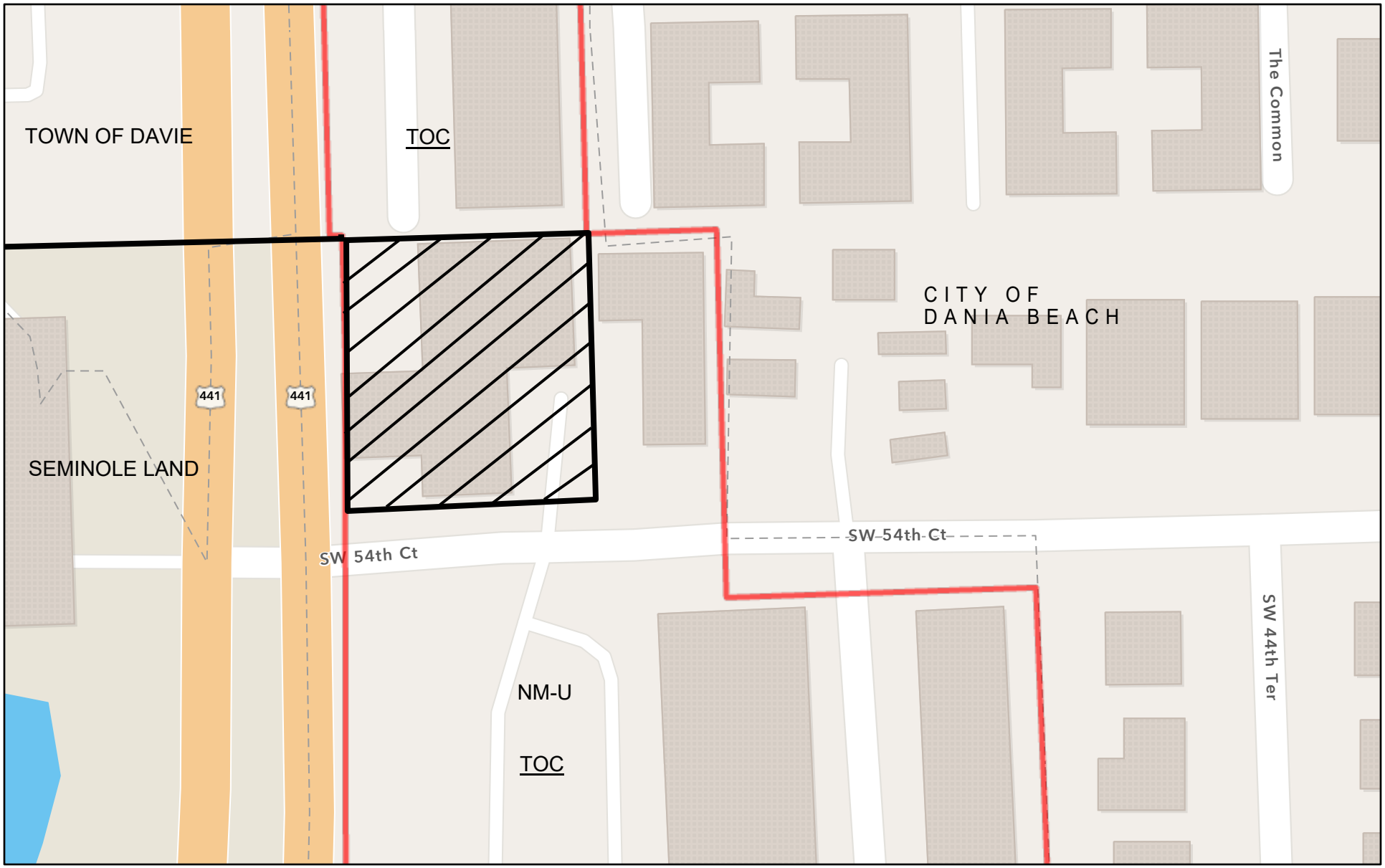
Drawing Number
L-302

Sheet 3 of 3

ATTACHMENT B

Land Use and Zoning Map

5440 S. State Road 7 Folio No:5041-36-04-0020



Legend

- Streets
- Subject Property
- TOC (Land Use)
- NM-U (Zoning)

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

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Telephone: (954) 761-3636
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Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

July 2, 2025

Ms. Carmen Diaz, Planner
Community Development Department
City of Hollywood
2600 Hollywood Boulevard, Third Floor
Hollywood, FL

Re: Take 5 Proposed Development
6190 Hollywood Boulevard
Community Outreach Meeting

Dear Ms. Diaz:

As you are aware, our firm represents Westover Hollywood LLC who is the Applicant and Owner for a special exception to allow an expansion/intensification of a legal non-conforming use and for a variance with regard to stacking spaces for a Take 5 minor automotive repair use at the above-referenced property.

Please be advised that as the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community outreach meeting via Zoom. The Zoom meeting occurred on June 17, 2025 at 6:30 p.m. The zoom meeting occurred via the zoom instructions that were both posted on the site and sent to the neighbors. A project location map was part of the letter that was sent.

Several members of the public attended the meeting. I took the names of the attendees to create a sign in sheet from the people that attended the meeting. This sign in sheet is attached. In addition, following the meeting I received two phone calls from members of the public and also, at the request of the Vice Mayor, had a Zoom meeting with her about this project.

At the meeting I presented the project, explained what was occurring, the nature of the requests being made to the City and also showed the attendees the proposed site plan and building

elevations. One member of the public asked if Westover Hollywood had already purchased the property. I explained that it had. The other members of the public who were in attendance expressed support for the project (as did the members I spoke to after the occurrence of the meeting via phone) and the only question that was asked was when we expected construction to occur and when would the proposed use begin. The people I spoke with after the meeting also expressed support for the project.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
Enclosure
C: Cameron Palmer
Client
Terry Runyan

SIGN IN SHEET TAKEN VIA ZOOM

Linda Dorman
6140 Hollywood Boulevard
Hollywood, FL

Jacon Scher
5014 Pershing Street
Dallas, TX 75026

Rod Harvey
3816 Hollywood Boulevard
Hollywood, FL

Casey Goldberg
1133 West Van Buren Street
Hollywood, FL

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	May 30, 2025
Applicant:	Westover Hollywood LLC
Legal Description:	Lots 1 to 3 of Lyndon Park Plat as recorded in Plat Book 29 Page 25 of the Public Records of Broward County, Florida.
Address or General Location:	6190 Hollywood Boulevard

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of May 7, 2025, the City Commission, and Planning Department. There are no registered Civic Associations within 500 feet.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed May 30, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted May 30, 2025.

Thank You,

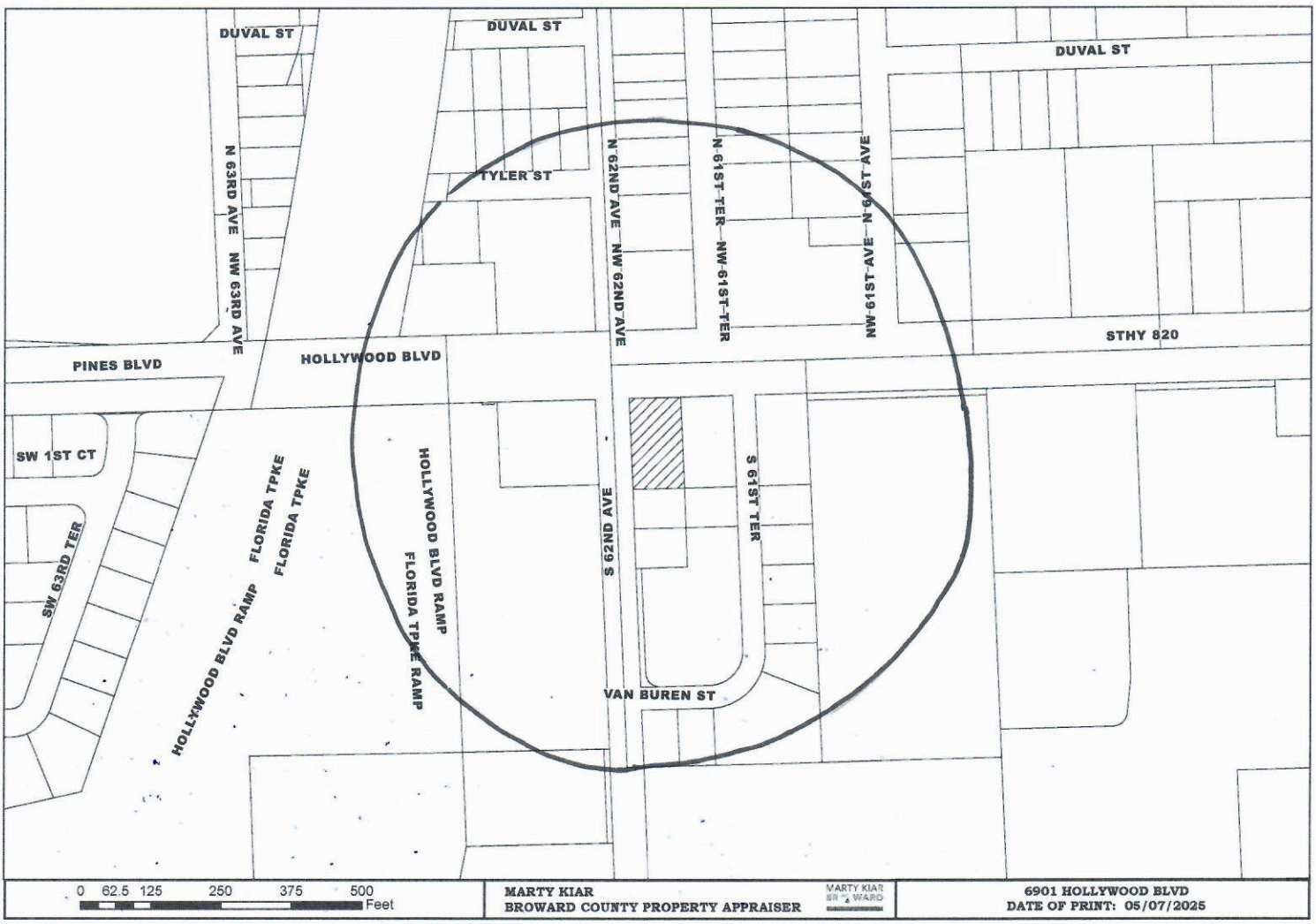
Christina Mathews

LAURIE VODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Sworn and subscribed before me this 30th day of May, 2025. She is personally known to me.

Signature of Notary

1625 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


DUVAL ST
DUVAL ST
DUVAL ST
N 63RD AVE NW 63RD AVE
TYLER ST
N 62ND AVE NW 62ND AVE
N 61ST TER NW 61ST TER
NW 61ST AVE N 61ST AVE
STHY 820
PINES BLVD
HOLLYWOOD BLVD
SW 1ST CT
SW 63RD TER
FLORIDA TPKE
FLORIDA TPKE
HOLLYWOOD BLVD RAMP
HOLLYWOOD BLVD RAMP
FLORIDA TPKE RAMP
S 62ND AVE
S 61ST TER
VAN BUREN ST
0 62.5 125 250 375 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
6901 HOLLYWOOD BLVD
DATE OF PRINT: 05/07/2025

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514113060270	LESLIE,LEONARDROBINSON,RASHAANA	5500 W 107 ST	MINNEAPOLIS	MN	55437		GRACEWOOD NO 2 24-33 BLOT 18 LESS N 32,19 BLK 3
514113060280	GOOLJAR,ROOPCHAN	202 N 61 TER UNITS A & B	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 20 BLK 3
514113060290	GOOLJAR,ROOPHAN & LATCHMIN	200 N 61 TER	HOLLYWOOD	FL	33024	7918	GRACEWOOD NO 2 24-33 BLOT 21 BLK 3
514113060300	HZ RENTALS LLC	3501 JACKSON ST APT 401	HOLLYWOOD	FL	33021	7440	GRACEWOOD NO 2 24-33 BLOT 22,23 BLK 3
514113060320	CNL NET LEASE FUNDING 2003 LLC%CHECKERS DRIVE-IN RSTRNT 065431	4300 W CYPRESS ST STE 600	TAMPA	FL	33607	4157	GRACEWOOD NO 2 24-33 BLOT 24,25 BLK 3
514113060471	GOMEZ,GERARDO &GOMEZ,MARIA	4812 GRANT ST	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOT 19 BLK 4
514113060480	HOLLY 201 LLC	58 SANDY HILL RD	OYSTER BAY	NY	11771		GRACEWOOD NO 2 24-33 BLOT 20 BLK 4
514113060490	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 4
514113060510	2584 FLATBUSH LLC%GARY AIN	58 SANDY HILL RD	OYSTER BAY	NY	11771	3110	GRACEWOOD NO 2 24-33 BLOTS 23 THRU 28 & 29 W 28'BLK 4
514113060540	MARMANI 2 LLC	12240 SW 53 ST #502	COOPER CITY	FL	33330		GRACEWOOD NO 2 24-33 BLOT 29 LESS W 28 BLK 4
514113060541	WEST T HOLDINGS LLC% TROY TRAINA	4309 GRANT ST	HOLLYWOOD	FL	33021	5342	GRACEWOOD NO 2 24-33 BLOT 30,31 BLK 4
514113060550	ARNOLD,KELVIN	200 N 61 AVE	HOLLYWOOD	FL	33024		GRACEWOOD NO 2 24-33 BLOT 32 BLK 4
514113060860	EMPIRE STATE MANAGEMENT INC	2 COPPERFIELD WAY	MAHWAH	NJ	07430	3200	GRACEWOOD NO 2 24-33 BLOT 21,22 BLK 5
514113060880	PEGASUS KINGDOM INVESTMENT LLC	18205 BISCAYN BLVD SUITE 100	AVENTURA	FL	33160		GRACEWOOD NO 2 24-33 BLOT 23 BLK 5
514113060890	EVERGREEN 10G EXPONENTIATIONGROWTH & INCOME LLC	3816 HOLLYWOOD BLVD STE 203	HOLLYWOOD	FL	33021		GRACEWOOD NO 2 24-33 BLOTS 24,25 BLK 5
514113120010	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 1 THRU 7 & 33,34,35 & 36
514113120016	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BPOR OF TYLER ST,DESC AS,BEG ATPT OF INTERSECT OF NLY R/W/L OFTYLER ST & ELY LTD ACCESS R/W OFFLA STATE TURNPIKE,E 38.36,SW50.52,W 40.61,NELY 50.88 TO POBAKA:PAR E
514113120050	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 8 THRU 12 & PTS 13 & 14,ALLMORE FULLY DESC'D AS,BEG AT SECOR OF LOT 8,WLY ALG S/L OFLOTS 8 THRU 14 FOR 172.75 TO PTON E R/W/L OF SS PWKY,NELY ALGSAME 129.50,ELY ALG N/L OF SAIDLOTS FOR 143.35 TO NE COR OFLOT 8,SLY ALG E/L 126.73 TO POB
514113120080	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 13 AS DESC IN OR 511/314,LOT 14 AS DESC IN OR 511/314,LOTS 15 THRU 22,23 AS DESC INOR 511/327,24 AS DESC INOR 511/327,LOT 25,LESS OR8411/858,26 AS DESC INOR 556/355,27 THRU 30,31 AS DESCIN OR 548/83,43 THRU 46,51 THRU 54,65 AS DESC INOR 477/528,66 THRU 70
514113120220	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOTS 31 LESS THAT PT AS DESC INOR 548/83,LOT 32
514113120260	TAHIR,RASHID AHMAD	1025 NE 126 ST #4	MIAMI	FL	33161		GRACEWOOD NO 8 33-39 BLOT 37
514113120270	RAGOOBEER,RAMDAT	6203 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 38
514113120280	SABA-GALY,MATEEL	7301 W CYPRESSHEAD DR	PARKLAND	FL	33067		GRACEWOOD NO 8 33-39 BLOT 39
514113120290	HERNANDEZ,DELICIA & MARIOHERNANDEZ AGUILERA,ROGER	6213 TYLER ST	HOLLYWOOD	FL	33024		GRACEWOOD NO 8 33-39 BLOT 40
514113120300	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	GRACEWOOD NO 8 33-39 BLOT 41 & 42 LESS TH PT DEEDED TOFLA STATE TURNPIKE AUTHORITY
514113180010	KHAN,ZAHEER	6190 HOLLYWOOD BLVD	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 1 TO 3
514113180040	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 4
514113180050	HOLLYWOOD 62ND AVE L L C	6013 JOHNSON ST	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 5
514113180060	IGLESIA DE DIOS PENTECOSTALMOVIMIENTO INTERNACIONAL INC	130 S 61 TER	HOLLYWOOD	FL	33023	1375	LYNDON PARK 29-25 BLOT 6,7 & 8,LESS PT DESC'D AS:BEG AT NW COR LOT 6,S 210 TO N/LVAN BUREN ST,E 34.61,NWLY 38.88TO P/T,N 185.40,W 10 TO POBTOGETHER WITH LOTS 9 THRU 12
514113180130	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	PO BOX 816576	HOLLYWOOD	FL	33081	0576	LYNDON PARK 29-25 BLOT 13
514113180140	HOWARD & LINDA K DORFMAN LIV TRDORFMAN,HOWARD TRSTEE ETAL	12335 NW 10 DR #B5	CORAL SPRINGS	FL	33071		LYNDON PARK 29-25 BLOT 14,15 & 16
514113180170	SHAFI ENTERPRISES LLC	218 HOLIDAY DR	HALLANDALE BEACH	FL	33009		LYNDON PARK 29-25 BLOT 17,18,19
514113180200	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 20
514113180210	NUMBER 6 @ 121 LLC	121 SW 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOT 21
514113180220	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 22
514113180230	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 23
514113180240	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 24
514113180260	NEW LIFE PENTECOSTAL CHURCHMIRACLE CENTER INC	116 S 61 TER	HOLLYWOOD	FL	33023		LYNDON PARK 29-25 BLOTS 25,26,27
514113180270	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 28
514113180280	YASHASIM LLC	6100 HOLLYWOOD BLVD 7FL	HOLLYWOOD	FL	33024		LYNDON PARK 29-25 BLOT 29
514113270140	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 407	HOLLYWOOD	FL	33024		13-51-41PART OF SW1/4 AS DESC IN DB526/142-LOT 14 LE-
514113270172	ORION HOLLYWOOD LLC	17500 SW 65 CT	SOUTHWEST RANCHE	FL	33331		13-51-41THAT PT OF NW1/4 OF SW1/4 DESCBEG AT NE COR S 60.01 W 30.02TO POB,TH W 175,S 150,E 175N 150 TO POB
514113270180	SOUTHERN BELL TEL & TEL COTAX ADMIN OFF % BELL SOUTH CORP	1010 PINE, 9E-L-01	ST LOUIS	MO	63101		13-51-41COMM AT NE COR OF NW1/4 OF SW1/4OF SEC 13,SELY 677,WLY 30 TO POBCONT WLY 260.29 TO PT ON E R/W/LOF SUNSHINE STATE PARKWAY,NWLY615.7 M/L TO PT ON S R/W/L OFHWD BLVD,ELY 85.33,SELY 150,NELY175,SELY 467 TO POB,LESS PORDESC IN OR 45407/766
514113270181	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	13-51-41POR OF NW1/4 OF SE1/4 DESC ASCOMM AT INTERSECTION OF S/W/R/LOF HOLLYWOOD BLVD & E/R/W/L OFST RD 91 (FLA TURNPIKE),E 59 ALGS/R/W/L TO POB,E 21.50,S 4,W21.50,N 4 TO POB
514113270190	FLORIDA TURNPIKE ENTERPRISE	PO BOX 613069	OCOEE	FL	34761	3069	13-51-41THAT PART OF NW1/4 OF SW1/4 ASDESC IN OR 731/265 LOT 18,29 &PT OF LOTS 17,30,31 LE
514113310010	YASHASIM LLC	6100 HOLLYWOOD BLVD SUITE 406	HOLLYWOOD	FL	33023		DEVELOPMENT EAST PLAT122-23 BPARCEL "A"
514113360010	HOLLYWOOD FIRE FIGHTERS #1375	310 S 62 AVENUE	HOLLYWOOD	FL	33023		LOCAL 1375 177-119 BPARCEL A

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor
Hollywood, FL 33020-4807

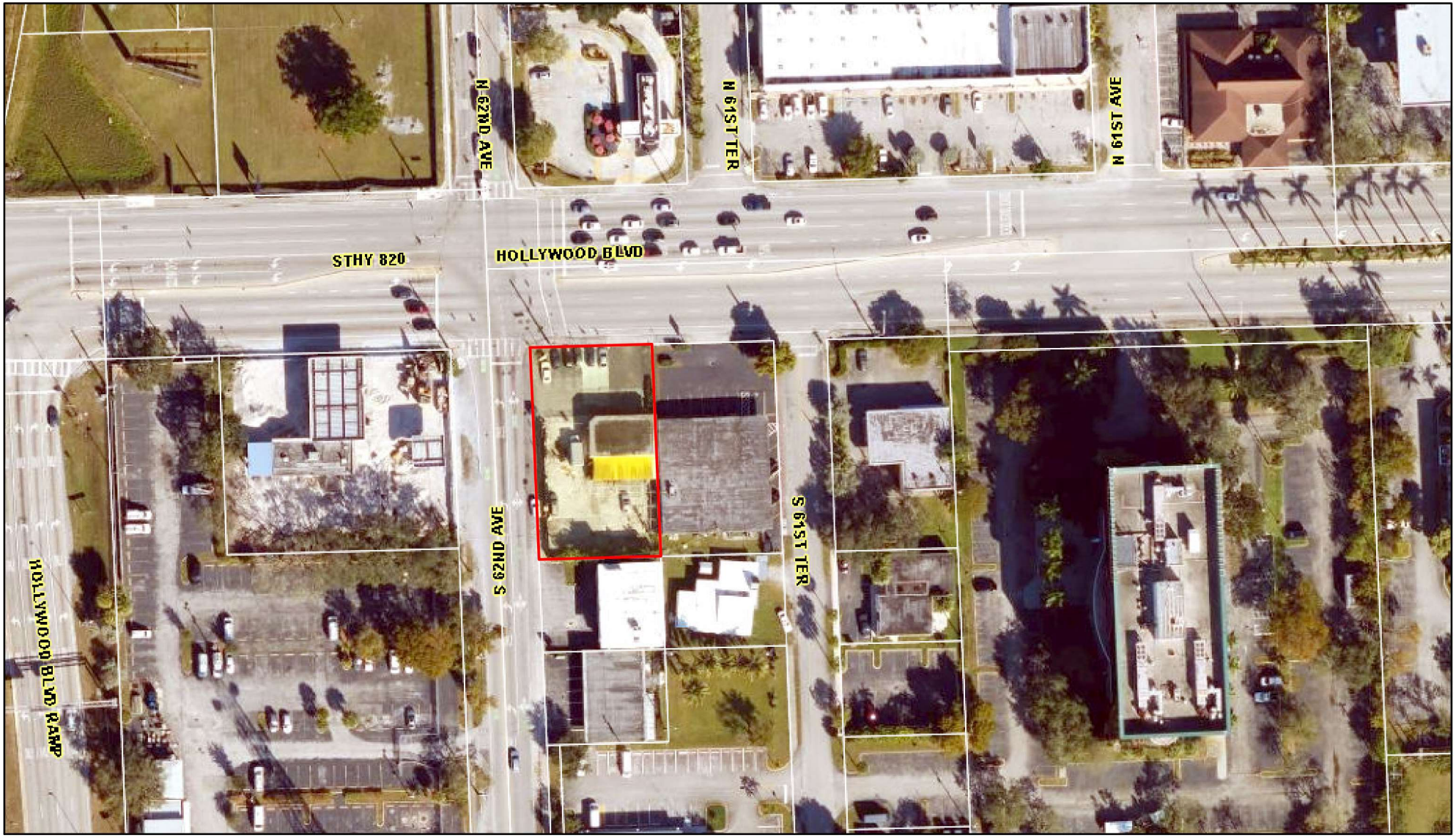
City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1
Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez, Commissioner District 2
Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3
Hollywood, FL 33020-4807

	City of Hollywood 2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4	Hollywood, FL 33020-4807
	City of Hollywood 2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District	Hollywood, FL 33020-4807
	City of Hollywood 2600 Hollywood Boulevard
Linda Sherwood, Commissioner District 6	Hollywood, FL 33020-4807
	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045

Property Id: 514113180010 **Please see map disclaimer



July 3, 2025

1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Jan 4, 2025 Broward County Property Appraiser


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Coker & Feiner
Project Name: 6190 Hollywood Blvd
FOR VIRTUAL MEETING LOGIN INFORMATION:
Meeting ID: 981 683 7318
Password: 522467
MEETING DATE & TIME: 06/17/2025 @ 6:30 PM
Posted: 05/30/2025 By: Cutro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City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 4_2025 0812

Agenda Date:	8/12/2025
To:	Planning and Development Board
Title:	FILE NO.: 24-DPV-01 APPLICANT: OB House LLC. LOCATION: 5701 Pembroke Road REQUEST: Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION

DATE: August 12, 2025 **FILE:** 24-DPV-01

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

REQUEST:

Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

RECOMMENDATION:

Variance: Approval
Design: Approval if the Variance is granted.
Site Plan: Approval if the Variance and Design are granted, with the following conditions:

1. A Unity of Title for all lots, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C).

BACKGROUND

The subject property is approximately 0.5 acre located at 5701 Pembroke Road, on the corner of Pembroke Road and 57th Avenue. The site is currently vacant and surrounded by commercial buildings along Pembroke Road and residential buildings on the north side of the property. The subject property can be accessed by State Road 7 on the west or I-95 on the east. The property is located neighboring the City of Pembroke Park in the south.

REQUEST

The Applicant, OB House LLC. is requesting Design and Site Plan approvals for the construction of an approximate 5,000 square foot commercial building (Shops at Pembroke Road). The site is currently

vacant with a land use designation of General Business and a zoning designation of Medium Intensity Commercial District (C-3).

The proposed Shops at Pembroke Road incorporates retail spaces on approximately 0.5 acres across multiple lots. The proposed site plan incorporates an array of native trees, palms, and shrubs while meeting all pervious requirements and improving the streetscape along Pembroke Road. The Applicant has located the proposed commercial building close to the street; giving definition to the urban form and encouraging pedestrian-oriented redevelopment along the Pembroke Road corridor. Locating all required parking at the rear provides adequate and safe access for automobiles, while minimizing the curb cuts along Pembroke Road and creating a safer and more pedestrianized environment.

The proposed design further supports a pedestrian-friendly built environment by incorporating architectural details such as a decorative aluminum awning and transparent storefronts, creating a more visually appealing and active façade. The neutral color palette and materials, such as stone cladding and smooth stucco on the walls, are used to further break up the massing of the proposed building. The proposed height of the volume is approximately 21 feet.

Another request by the Applicant is a variance to reduce the allowable curb cut from 24 feet to 22 feet on 57th Avenue. The Code of Ordinances Section 155.08 allows the curb cut to be 30% of the lot width. Section 7.2 of the Zoning and Land Development Regulations requires a two-way driveway to be 24 feet minimum. The reduction is from 24 feet (30%) to 22 feet (27.5%).

The redevelopment of this site acts as a catalyst encouraging redevelopment of the Pembroke Road corridor and improving the overall streetscape and aesthetic of the corridor. Furthermore, the proposed project incorporates pedestrian-friendly design elements that will aid in the transformation of this corridor and the City of Hollywood as a more walkable, active, and healthier community which will improve the quality of life for all residents. As such, the proposed is consistent with long term vision for this neighborhood and the City of Hollywood.

SITE INFORMATION

Owner/Applicant:	OB House LLC.
Address/Location:	5701 Pembroke Road
Net Size of Property:	21,243 (0.49 acres)
Land Use:	General Business (GBUS)
Zoning:	Medium Intensity Commercial District (C-3)
Existing Use of Land:	Vacant
Gross Floor Area:	5,000 sq. ft.
Parking	20 spaces

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	City of West Park
East:	General Business (GBUS)
West:	General Business (GBUS)

ADJACENT ZONING

North: Single Family Residential District (RS-6)
South: City of West Park
East: Medium Intensity Commercial District (C-3)
West: Medium Intensity Commercial District (C-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the General Business Land Use, the subject site is surrounded by commercial buildings. The goal of the Land Use Element is *to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property*. The proposed Design is consistent with the Comprehensive Plan based upon the following:

Objective 4*: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Policy 4.11: *Review zoning district standards as they relate to buffering and uses between single-family residential and more intense uses along the traffic way corridors, to create adequate separations and to allow a deepening, where possible, of the commercial or industrial zone. (CWMP Policy CW.20)*

If the Design is granted, the retail building will increase the commercial choices within the community. In addition, utilizing an undeveloped area enhances the neighborhood by encouraging investment in the existing commercial zoning district. The proposed request is consistent with the Comprehensive Plan.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The subject property is located in Sub-Area 1, which is also known as US 441/SR 7 Corridor. It is surrounded by Sub-Areas 6, 7 and 8, which are highly populated areas. It is geographically defined by 56th Avenue to the east, including the portion of Washington Park that extends to 52nd Avenue, the Dania cut-off canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the defined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

The proposed Design is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

The proposed commercial building allows further use of the property while also helping to meet a need in the immediate community. The goal of the City Wide Master Plan is to promote and attract uses that will enhance and improve locations.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H): Reduce the curb cut from 24 feet to 22 feet.

CRITERIA 1: Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

c) That the special conditions and circumstances do not result from actions of the applicant; and

d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

a) The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The Code requires that new curb cuts be located on side streets and not on the main corridors. In this case, the curb cut is proposed on 57th Avenue. The width of 57th Avenue is 75 feet and the allowable curb cut is 22.5 feet; however, the Code requires 24 feet for a two-way driveway.

b) The proposed project meets that intent and purpose by providing a driveway on 57th Avenue, located on the side street as the Code recommends.

c) The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. However, due to the unique location and design of the drive lane, a variance is required to enhance/maintain proper access to the parking lot.

d) The provision of the driveway enhances traffic flow on Pembroke Road, facilitates traffic access, compliance, and improves overall circulation. Accordingly, the proposed design maintains the basic intent and purpose of the subject regulation.

FINDING: Consistent.

CRITERIA 2: Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

a) That the requirements of this subdivision have been met.

b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land;

c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

a) The Applicant is locating the proposed curb cut on the side street as recommended by the Zoning and Land Development Regulations. The Applicant is providing a 22' two-way drive.

b) Due to the project's location and design of the drive lane, a variance is required to maintain proper vehicular movements and access to the parking lot. The property is located on a main corridor such as Pembroke Road and the vehicular driveway is proposed on the side street at 57th Avenue, which will not interfere with pedestrian circulation.

c) Granting the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

FINDING: Consistent.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components*. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) should consider aesthetics and functionality, including the relationship of the pedestrian within the built environment.

ANALYSIS: The proposed design supports a pedestrian-friendly built environment by incorporating architectural details such as a decorative aluminum awning and clear glass storefronts, creative and more visually appealing and active façade. In

addition, locating all required parking at the rear provides adequate and safe access for automobiles, while minimizing the curb cuts along Pembroke Road and creating a safer pedestrian environment.

FINDING: Consistent.

CRITERIA 2: *Compatibility*. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows and doors bear some relationship to neighboring buildings and maintain some resemblance of compatibility*. This site is located in a commercial district and on a main corridor such as Pembroke Road. The location for the proposed use is ideal to complement other existing commercial uses. The proposed building is compatible with its surroundings and will enhance the property. The building's massing, scale, and rhythm are compatible with the desired character of the area.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The scale and massing of the proposed commercial building is proportionate to the surrounding structures. The proposed design blends into this context by introducing a commercial building with varying materials and architectural features, smooth stucco, aluminum awning, stone cladding, and clear glass storefronts. These elements are used to further break up the massing of the proposed building. In addition, the proposed transparent storefront creates a more visually appealing and active façade.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscape areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Applicant has worked with the City Landscape reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the new

building. The landscape plan incorporates plant species that help improve the pedestrian experience.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan to be compliant with all the regulations as set forth in Article 6 of the Zoning and Land Development Regulations on June 30th, 2025. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed developments shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within the proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access

points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system, including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well-designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all people within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings, and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to attract attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed the size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Public Participation Meeting

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☑ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 5701 Pembroke Rd Hollywood, Florida 33023

Lot(s): 7 Block(s): _____ Subdivision: _____

Folio Number(s): 514124120130; 514124120140; 51414120150; 514124120151; 514124120170; 514125120180; 514124120181.

Zoning Classification: C3 Land Use Classification: Retail

Existing Property Use: Vacant Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Commercial Retail

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 9
Proposed Non-Residential Uses	Shopping S.F.)
Open Space (% and SQ.FT.)	Required %: 32 (Area: 6.5805 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 20)
Height (# of stories)	(# STORIES) 1 (5000 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (33,087.83 FT.)

Name of Current Property Owner: OB HOUSE LLC

Address of Property Owner: 8216 SW 37 ST MIAMI, FLORIDA 33155

Telephone: 573127771807 Email Address: andresorozcoa@hotmail.com

Applicant Alexander Mendez Consultant ☐ Representative ☑ Tenant ☐

Address: 8216 SW 37 ST MIAMI, FLORIDA 33155 Telephone: 7863124813

Email Address: alexandermendezz@yahoo.com

Email Address #2: iamalexmendez22@gmail.com

Date of Purchase: 2018 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Alex Mendez

E-mail Address: iamalexmendez22@gmail.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: ANDRES OROZCO - ANGELA M BETANCOURT Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: ALEXANDER MENDEZ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 14 day of July

_____
Notary Public
State of Florida
My Commission Expires: 10/23/27 (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

JEANINE CORREA
MY COMMISSION # HH 414447
EXPIRES: October 23, 2027

_____
Signature of Current Owner

ANDRES OROZCO - ANGELA M. BETANCOURT
Print Name

LEGAL DESCRIPTION & PROJECT INFORMATION

LEGAL DESCRIPTION

Parcel 1:

The West Twenty-Five feet (25 ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2, according to the

plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 2:

The East 30.82 feet of Lot 13, LESS the portion described as: Commencing at the Northeast corner of Lot 13, thence South 75.95 feet to the Point of Beginning; thence South 29.05 feet, thence West 22.84 feet, thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2, according to the plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 3:

The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to the plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 4:

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PROPERTY INFORMATION

Property Address: 5701 Pembroke Road, Hollywood, FL 33023

Folio Numbers: 514124120140, 514124120130, 514124120151, 514124120150, 514124120170,514124120180, 514124120181.

Lot Net Area: ± 21,251.72 Sq. Ft. / ± 0.487 Acres

Zoning: C-3 (Commercial Intensive Business)

Future Land Use: Commercial / Retail Shopping Center

PROJECT DESCRIPTION

The proposed development is a one-story retail shopping center totaling approximately 5,000 square feet of gross leasable area. The center will consist of 9 tenant units and will include surface parking, landscaping,lighting, and pedestrian access improvements. The project is designed to serve the surrounding commercial corridor and nearby residential neighborhoods.

OWNER / DEVELOPER INFORMATION

Owner/Developer: OB House LLC

Contact Person: Alex Mendez Jr.

Phone Number: 786-532-6928

Email: iamalexmendez22@gmail.com

Design Criteria Compliance Statement

Project Address: 5701 Pembroke Rd, Hollywood, FL 33023

1. Architectural and Design Components

The proposed one-story commercial retail building features a consistent architectural style with a modern flat roof and clearly defined store bays. Exterior finishes include smooth stucco in neutral tones and stacked stone accents. The building layout and materials are designed to balance visual appeal with pedestrian usability and code compliance, including ADA-accessible features such as ramps and detectable warnings integrated into the sidewalk system.

2. Compatibility

The project is compatible with the existing commercial context of Pembroke Road. The low-rise form and clearly segmented retail units reflect the rhythm and design scale typical of the surrounding neighborhood. The site layout, orientation, and street-facing configuration promote urban continuity and enhance interaction with the pedestrian public realm.

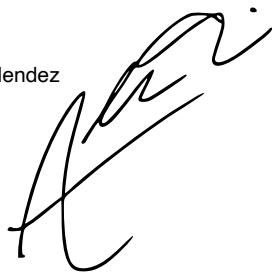
3. Scale / Massing

The building is one story in height (20’-6”) and maintains proportional massing in line with adjacent structures. The 5,000 sq. ft. footprint adheres to permitted coverage limits. Massing is softened by the use of varying materials and storefront divisions to avoid bulk appearance and reinforce a human scale.

4. Landscaping

The site includes over 5,377 sq. ft. of green area, exceeding the 25% open space requirement. Landscaping has been integrated thoughtfully around the building perimeter, walkways, and vehicular access points. The planting strategy includes native and compatible vegetation designed to enhance curb appeal, support shade, and ensure long-term sustainability.

Submitted by: Alex Mendez



Variance Justification Statement

Project Address: 5701 Pembroke Road, Hollywood, FL 33023

Applicant: Alex Mendez

Title: Owner Representative

Date: July 8 2025

Variance Request Summary

We respectfully request a variance to reduce the required driveway width from 24 feet to 22 feet based on the following justification consistent with Section (H) of the City's Design Criteria:

1. Special Conditions and Circumstances (Sec. H.2.a)

The site presents unique dimensional limitations due to its irregular parcel boundaries and cumulative lot configuration from multiple recorded plats. These specific site constraints are not common to neighboring parcels and create unusual spatial challenges that make full compliance with standard dimensional requirements impractical without sacrificing key access or safety features.

2. Deprivation of Common Property Rights (Sec. H.2.b)

A strict interpretation of the code would deprive the applicant of reasonable vehicular access and circulation, which is commonly enjoyed by other commercial parcels. The requested variance facilitates compliance with FDOT guidelines and accommodates site access, ADA parking, and service delivery zones without creating additional congestion.

3. Conditions Not Self-Created (Sec. H.2.c)

The need for this variance arises not from actions of the applicant, but from the existing legal configuration and constraints of the site, as recorded in prior subdivision plats and property dedications. These constraints pre-existed the current development effort.

4. No Special Privilege Granted (Sec. H.2.d)

Granting this variance will not confer any special privilege. Similar allowances have been made for properties with comparable physical limitations. No neighboring noncompliance is being used to justify this request; this application is based solely on site-specific hardships.

Planning Board Findings Justification (Sec. H.3)

- The application meets the standards of Section H.2 (Items a–d).
- The variance is necessary to enable reasonable use of the property as a commercial development on a constrained site.
- Granting the variance is in harmony with the purpose of the Code, will not adversely impact adjacent properties, and is consistent with the general development pattern in the neighborhood. It will not be detrimental to public welfare.

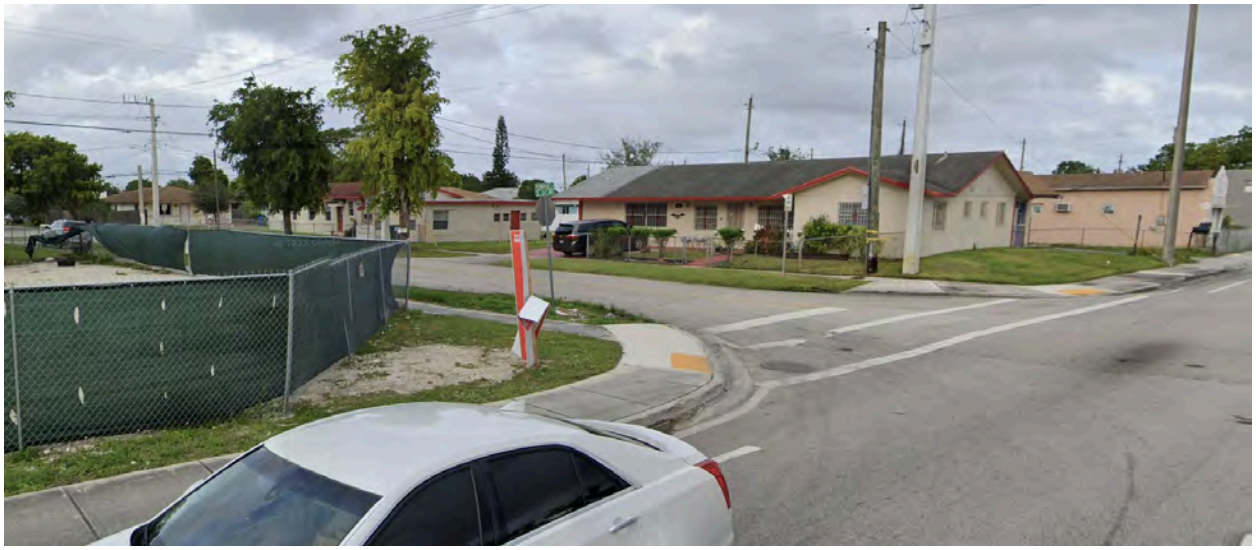
COLOR PHOTOGRAPHS AND ADJACENT PROPERTIES



Subject Property: 5701 Pembroke Rd.



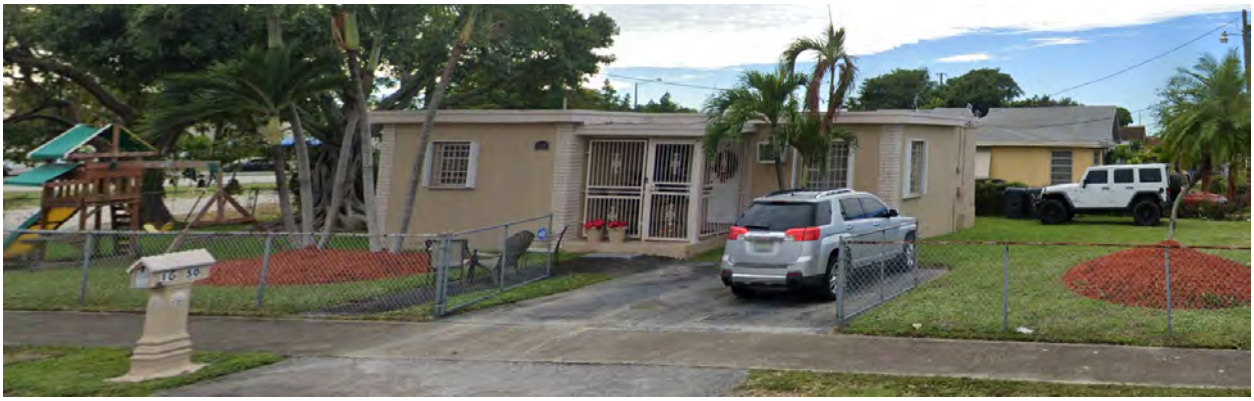
West: ***5725 Pembroke Rd.***



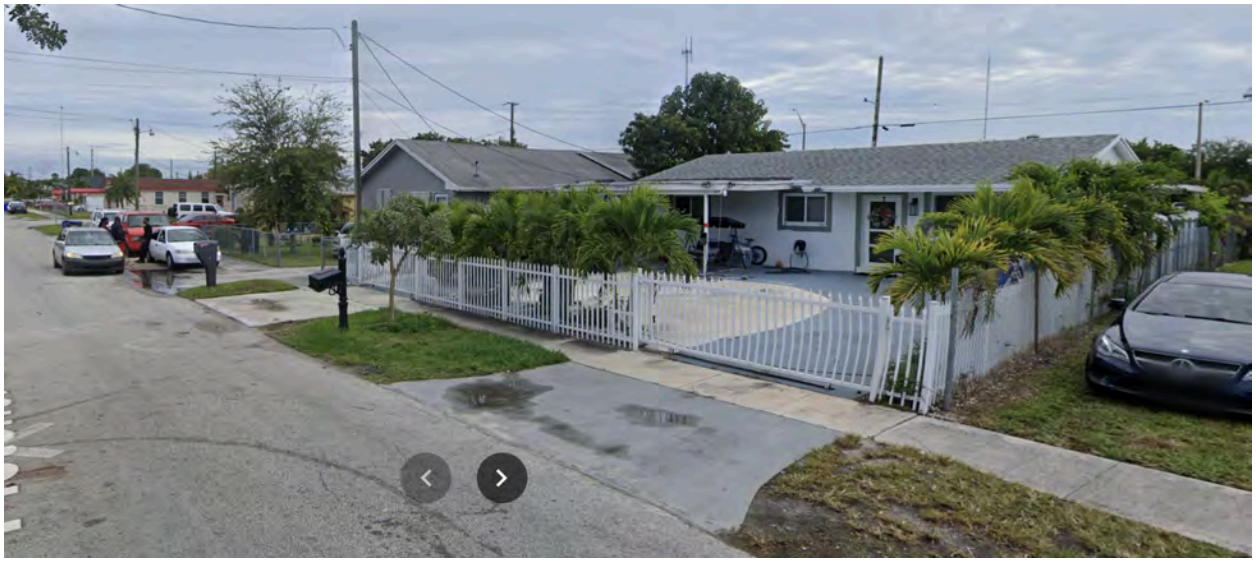
East: 1691 S. 57 Ave.



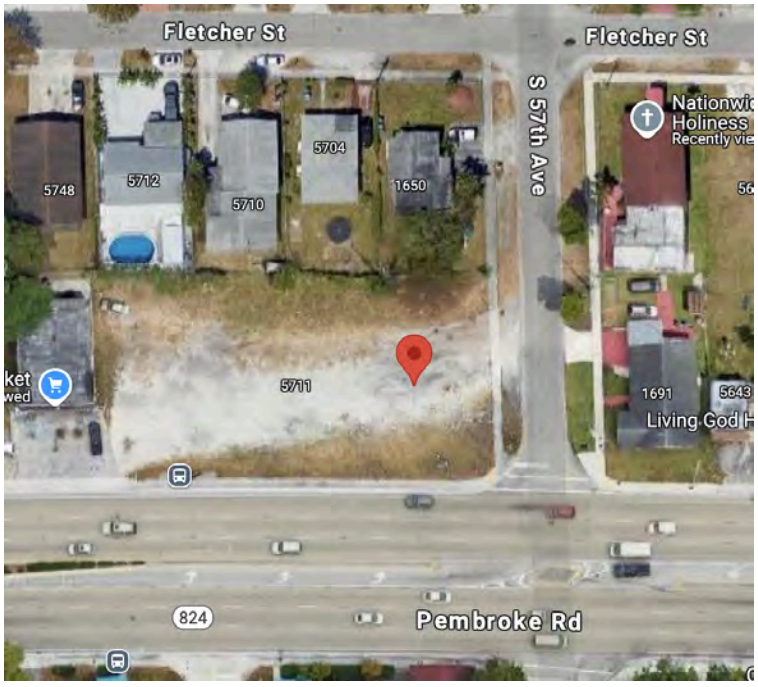
North: 5704-5710 Fletcher St.



North: 1650 S. 57 Ave.



North: 5712 Fletcher St.



Aerial of parcels to the north of the subject property





LOCATION MAP
NOT TO SCALE

PROPOSED RETAIL COMMERCIAL BUILDING
5701 PEMBROKE Rd. HOLLYWOOD FL.

4 VARIANCE: REQUEST A CURB CUT VARIANCE FROM 24' TO 22' (24' REQUIRED)

INDEX OF DRAWINGS

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SP-1.0	PROPOSED SITE PLAN
A-1.0	ARCHITECTURE PLAN
A-2.0	ARCHITECTURE PLAN
A-3.0	SCHEDULES
A-4.0	ROOF PLAN
A-5.0	ELEVATIONS
A-6.0	SECTIONS
A-7.0	RENDERS
A-8.0	RENDERS
A-9.0	COLORS AND MATERIALS
CIVIL	
C-1.	COVER
C-2	PAVING, GRADING AND DRAINAGE
C-3	PAVING, GRADING AND DRAINAGE (SECTIONS)
C-4	SEDIMENT AND EROSION CONTROL PLAN
C-5	PAVING, MARKING AND SIGNING PLAN
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P-4.0	PLUMBING PLAN (SEWER AND WATER)
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S-3.0	STRUCTURAL DETAILS
S-4.0	STRUCTURAL NOTES
FIRE	
FP-1.0	FIRE PLAN

3

Victor Ceron
Digitally signed by Victor Ceron
Date: 2025.07.01 11:08:04 -04'00'

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023

6863 Fontanebleau Blvd #105
MIAMI, FLORIDA. 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/01/2025
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

REVISIONS

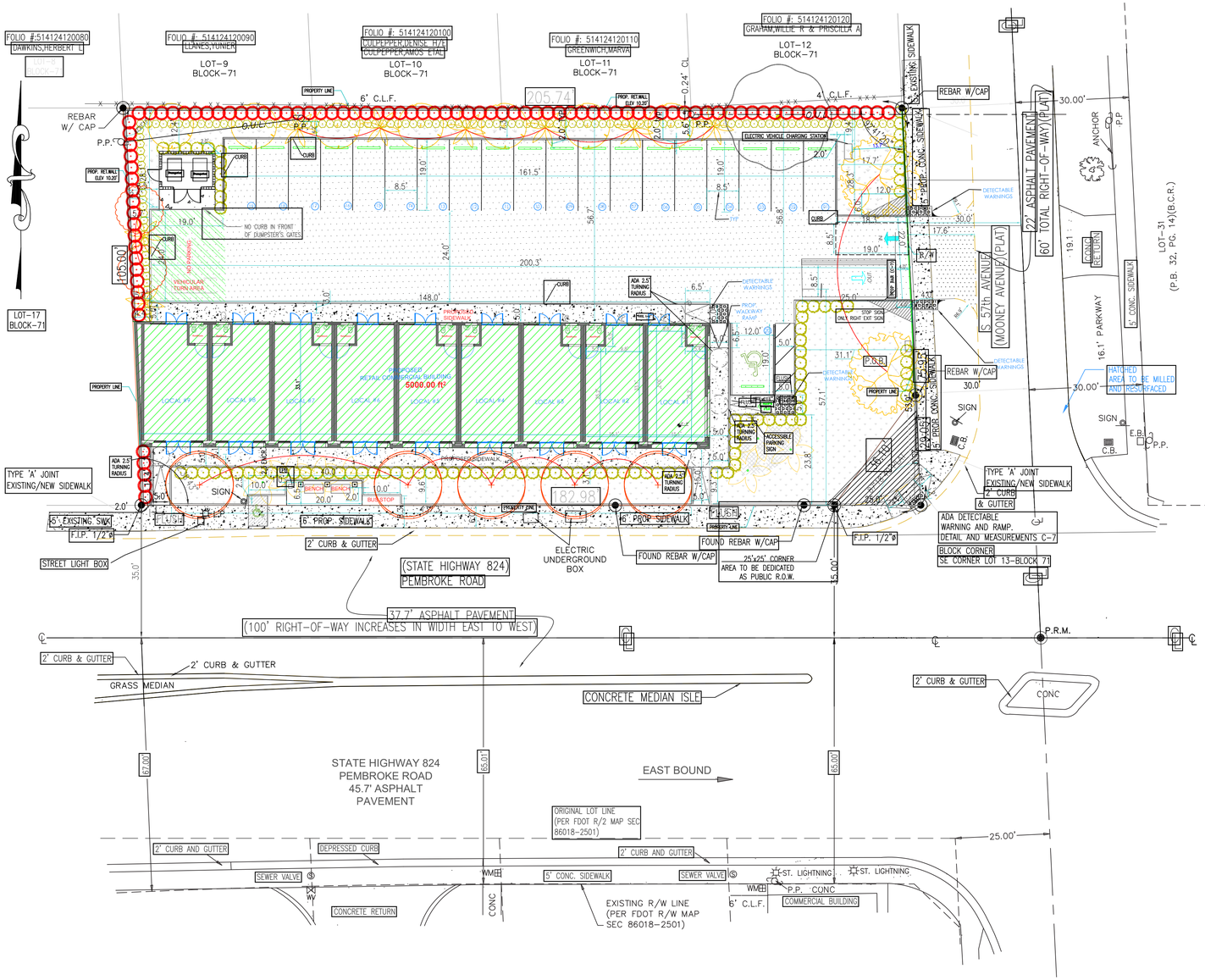
1	02/12/2024
2	11/21/2024
3	02/02/2025
4	07/01/2025

PROJECT INFORMATION:
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
COVER

DRAWN BY: A.G.R.A. , V.C.
DATE: 07/01/2025
SCALE : AS SHOWN

G-1.0



PROPERTY ADDRESS:
5701 PEMBROKE ROAD, HOLLYWOOD FL 33023

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above legal description: provided by client.
2) This certification is only for the lands as described. it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed
3) There may be additional restrictions not shown on this survey that may be found in the public records of this county, examination of abstract of title will have to be made to determine recorded instruments, if any affecting this property.
4) The accuracy obtained for all horizontal control measurement and office calculation of a closed geometric figures, meets or exceeds the current Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in chapter 5J-17.051 (3) (b), 15.b.II, of 1 foot in 10 000 feet for Commercial Areas.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. underground encroachments not located.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Underground utilities are not depicted hereon: contact the appropriate authority prior to any design work or construction on the property herein described, for building and zoning information. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
9) Area of the property: Lot Net Area: ± 21251.72 Square Feet. / ± 0.487 Acres
10) This survey does not reflect or determine ownership. Ownership subject to opinion of title .
11) Type of Survey: ALTA / NSPS Land Title Survey.
12) The survey depicted here is not covered by Professional Liability Insurance. The Liability of this survey is limited to the cost of the survey.
13) North arrow direction and bearings are based on an assumed meridian.
14) Elevations are based on the National American Vertical Datum of 1988.
15) There are no wetlands found within the property.
16) The property described on this Sketch of ALTA / NSPS Land Title Survey is the same property as described in Schedule "A" in Old Republic National Title Insurance Company, Issuing Office File number: 23-1104 ; with an effective date of November 7, 2023 at 8 : 00 AM, issued by Old Republic National Title Insurance Company, commitment number 23118155 DP1
17) The 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys are Effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys are superseded by these standards. Adopted by the Board of Governors, American Land Title Association (ALTA), on October 8, 2015. Adopted by the Board of Directors, National Society of Professional Surveyors (NSPS), on October 9, 2015.

LEGAL DESCRIPTION:

Parcel 1:
The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.
Parcel 2:

in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 3:
The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

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Parcel 6:

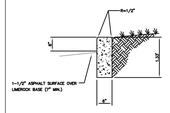
Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 7:

Book 26, Page 36, of the Public Records of Broward County, Florida.

TITLE REVIEW NOTES :

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. GENERAL EXCEPTIONS
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. GENERAL EXCEPTIONS
3. Rights or claims of parties in possession. GENERAL EXCEPTIONS
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. GENERAL EXCEPTIONS
5. Easements or claims of easements not shown by the public records. GENERAL EXCEPTIONS
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands. NOT SURVEY RELATED
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Easements, restrictions and other matters affecting title searched: GENERAL EXCEPTIONS
8. Restrictions, conditions, reservations, easements, and ethar matters contained on the Plat of WEST CARVER RANCHES ADDITION NO 2, as recorded in Plat Book 26, Page(s) 36, Public Records of Broward County, Florida. DOES APPLY TO SUBJECT PROPERTY AND ARE PLOTTED ON THE SURVEY(IF ANY)
9. Ordinances recorded in O.R. Book 29230, Page 942 and O.R. Book 34145, Page 1891, Public Records of Broward County, Florida. NOT SURVEY RELATED
10. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements. NOT SURVEY RELATED
11. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. NOT SURVEY RELATED



NOTES
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS,WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5.SIDEWALK IN THE RIGHTS–OF WAY TO REMOVE AND REPLACE WITH NEW SIDEWALK ALL FRONTAGE OF THE PROPERTY.
6.ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

SURVEY NOTES:
1). Asphalt Parking Encroaches into the Property (S.W. ℄)
2). Concrete Sidewalk Encroaches into the Property (South ℄). BIG MAN SUPERMARKET ENCROACHMENT. CONCRETE DRIVEWAY ENCROACHMENT TO BE DEMOLISHED. REFER TO SHEET C–1.

NOTES:
1). CURB CUT: 28.25'
PROPERTY LINE (LOT WIDTH): 75.95+29.05'
CURB CUT/PROPERTY LINE: 26.9%
2) GREEN BUILDING TO BE ACHIEVED: LEED
3) ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE LEVELED TO MEET ADA REQUIREMENTS

NOTES:
"ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED"

GARBAGE IS PICKED UP AT THE STREET

VARIANCE:
REQUEST CURB CUT VARIANCE FROM 24' TO 22'.

LEGAL DESCRIPTION

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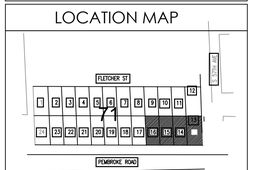
LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

LOCATION MAP



FLOOD ZONE INFORMATION

FLOOD ZONE: "X"
COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
DATE OF FIRM: 08/18/2014
PANEL NO: 0727 H
SUFFIX: "L"
FLOOD INFO OBTAIN FROM SURVEY BY:
GAVY & ASSOCIATES, INC LAND SURVEYORS LB # 6971
DATED: 11/29/2023

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL COMMERCIAL FACILITY, AT EXISTING VACANT LOT.

ZONING LEGEND

PROPOSED USE	RETAIL COMMERCIAL FACILITY
ZONING DISTRICT	C-3
GROSS LOT AREA:	33,037.87 SQ.FT.
NET LOT AREA:	21,251.72 SQ.FT.
LOT WIDTH:	205 Ft. EXISTING

LOT COVERAGE ALLOWED:	85% OF NET LOT AREA. (21,252 S.F. X 85%=18,064 S.F. MAX. ALLOWED)	
LOT COVERAGE PROVIDED:		
BLDNG. AREA:	5,000.0 S.F.	23.53%
DRIVEWAY & PARK. SPACES (VUA):	8,345.00S.F.	39.27%
CONC. SIDEWALKS:	1938.80 S.F.	9.12%
DUMPSTER CONC. SLAB:	226.5 S.F.	1.07%
CBS PERIMETER FENCE :	364.26 S.F.	1.71%
	15874.66 S.F.	**74.69%**

SETBACKS REQUIRED:	REQUIRED:	PROVIDED:
FRONT	15'-0"	15'-0"
REAR	15'-0"	56'-7"
SIDE	0'-0"	0'-0"

BUILDING HEIGHT ALLOWED:	5 STORIES / 60' h
BUILDING HEIGHT PROVIDED:	1 STORY / ----

OPEN SPACE REQUIRED:	**25%** OF NET LOT AREA		
OPEN SPACE PROVIDED:	GREEN AREA	5,387.34 SQ FT	25.35%
	CONC. SIDEWALKS	1,928.80 SQ FT +	9.08 %
		7316.14 SQ FT	**34.43%**

SITE AREA CALCULATIONS

BLDNG. AREA:	5,000.00 S.F.	23.53%
GREEN AREA:	5,377.34 S.F.	25.31%
DRIVEWAY & PARKING SPACES:	8,345.00 S.F.	39.27%
CONC. SIDEWALKS:	1,938.80 S.F.	9.12%
DUMPSTER CONC. SLAB:	226.47 S.F.	1.06%
PERMITER CBS FENCE :	364.26 S.F. +	1.714%
TOTAL LOT NET AREA	21,251.87 SQ.FT.	**100%**

PARKING REQUIRED: (1) PARKING SP/ 250 S.F.= 5,000/250=20 P.S.
OR
(3) PARKING SP PER BAY= 3X 4 BAYS= ---- 12 P.S.

PARKING PROVIDED: 20 PARKING SPACES, INCLUDING (1) H.C.

SEAL

LICENSE No 63023 STATE OF FLORIDA PROFESSIONAL ENGINEER
VICTOR CERON
FLORIDA PE CIVIL
63023
8883 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/01/2025
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

REVISIONS

1		
2		
3		

PROJECT INFORMATION: 5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

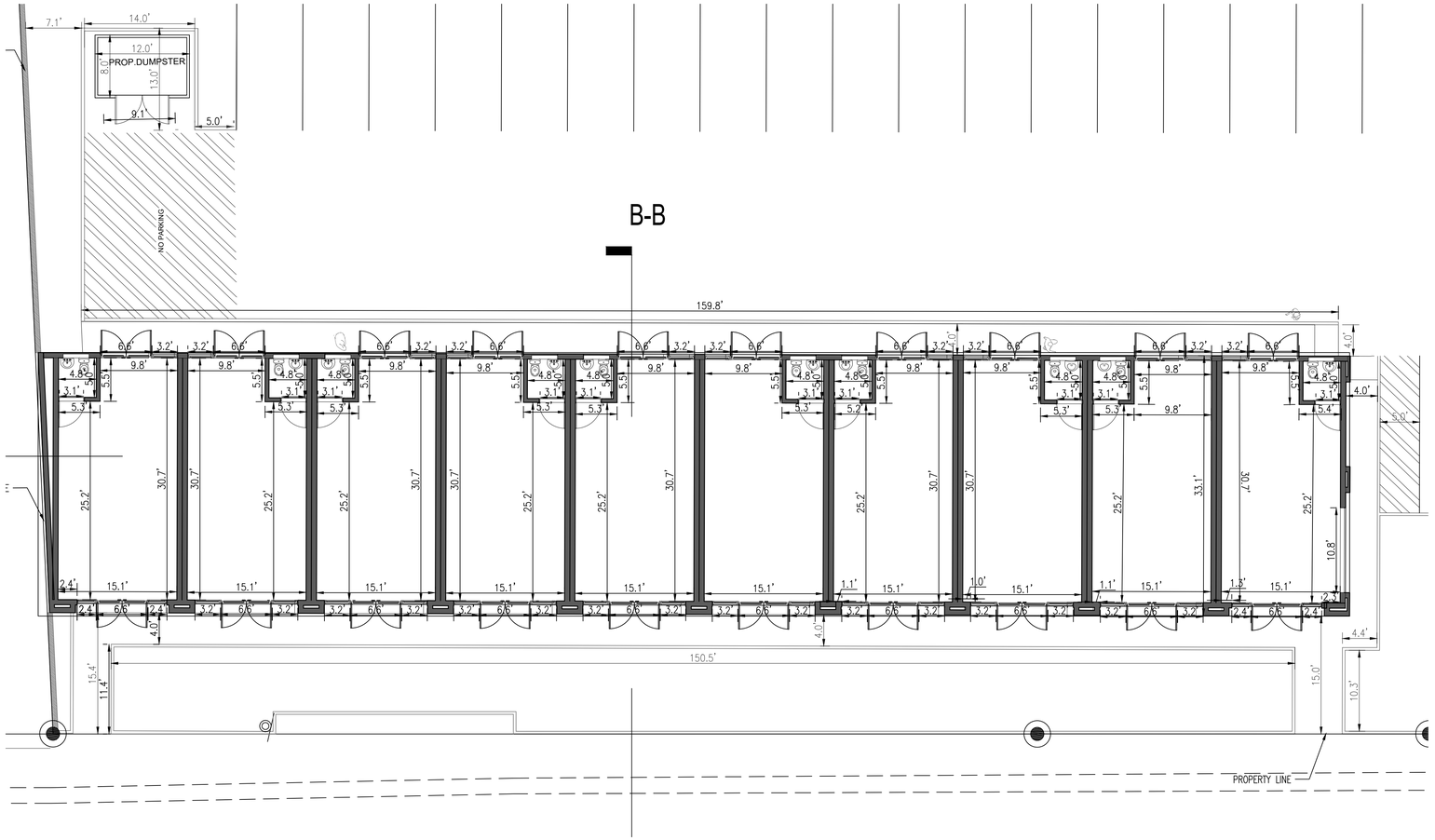
TITLE: SITE PLAN with LANDSCAPE

DRAWN BY: A.G.R.A, V.C.

DATE: 07/01/2025

SCALE : 3/4 "= 1'-0"

SP-1.0



SYMBOL LEGEND

- DENOTES CONCRETE COLUMN OR CONC. WALL
- DENOTES 8" CMU WALL
- DENOTES INTERIOR DRYWALL PARTITION
- PROPERTY LINE
- SETBACK LINE
- D 32" — DENOTES DOOR TYPE
- A — DENOTES WINDOW TYPE
- 1 — DENOTES WALL TYPE
- A — DENOTES PARTITION TYPE
- 1 — KEY NOTE
- TYP UON — TYPICAL UNLESS OTHERWISE NOTED

INTERIOR FINISHES

* ALL INTERIOR WALL CEILING FINISHES INCLUDING EXIT PASSAGEWAYS, ROOMS AND ENCLOSED SPACES SHALL BE CLASS C (FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450)

* INTERIOR FLOOR FINISH CLASS IS NOT REGULATED FOR R-3 OCCUPANCIES AS PER FBC 804.4.2

*INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

*FOAM PLASTIC INSULATION shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 450

*OTHER ELEMENT S OF FOAM PLASTIC LIKE DOORS, FOAM BAKER BOARS, INTERIOR TRIM, INTERIOR FINISH, SILL PLATES AND HEADERS, SHEATHING AND FLOORS SHALL COMPLY WITH FBCR 316.

KEY NOTES

1. CATEGORY II SAFETY GLASS SHOWER/TUB ENCLOSURE, DOOR TO BE 22" MINIMUM WIDE.
2. CATEGORY II SAFETY GLASS GUARDRAIL TOP OF RAIL AT 36"MIN. FROM FINISHED FLOOR
3. BUILT-IN MILLWORK
4. FLOOR DRAIN
5. FLOOR FINISH TO BE SELECTED
6. PORCELAIN TILE AT SHOWER AND TUB AREAS TO A MINIMUM HEIGHT OF 6' A.F.F.
7. CONCEAL DRAINAGE PIPE WITH BREAK METAL AROUND COLUMN
8. DRAINAGE PIPE, REFER TO PLUMBING PLANS FOR CONTINUATION
9. EMERGENCY ROOF DRAIN DOWNSPOUT NOZZLE
10. WATER FEATURE UNDER SEPARATE PERMIT
11. INTERIOR DIMENSIONS ARE FROM CMU BLOCK WALL TO DRYWALL PARTITION OR FROM CMU BLOCK WALL TO CMU BLOCK WALL
12. LINEAR FLOOR DRAIN
13. PLANTER DRAINAGE NOZZLE
14. ES WINDOWS MULLION NOA # 23-0717.20

TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

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- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL COMMERCIAL FACILITY, AT EXISTING VACANT LOT.

ENGINEERING INSPECTION & CONSTRUCTION

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sccengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
ARCHITECTURE PLAN

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-1.0

LEGAL DESCRIPTION

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LEGAL ADDRESS

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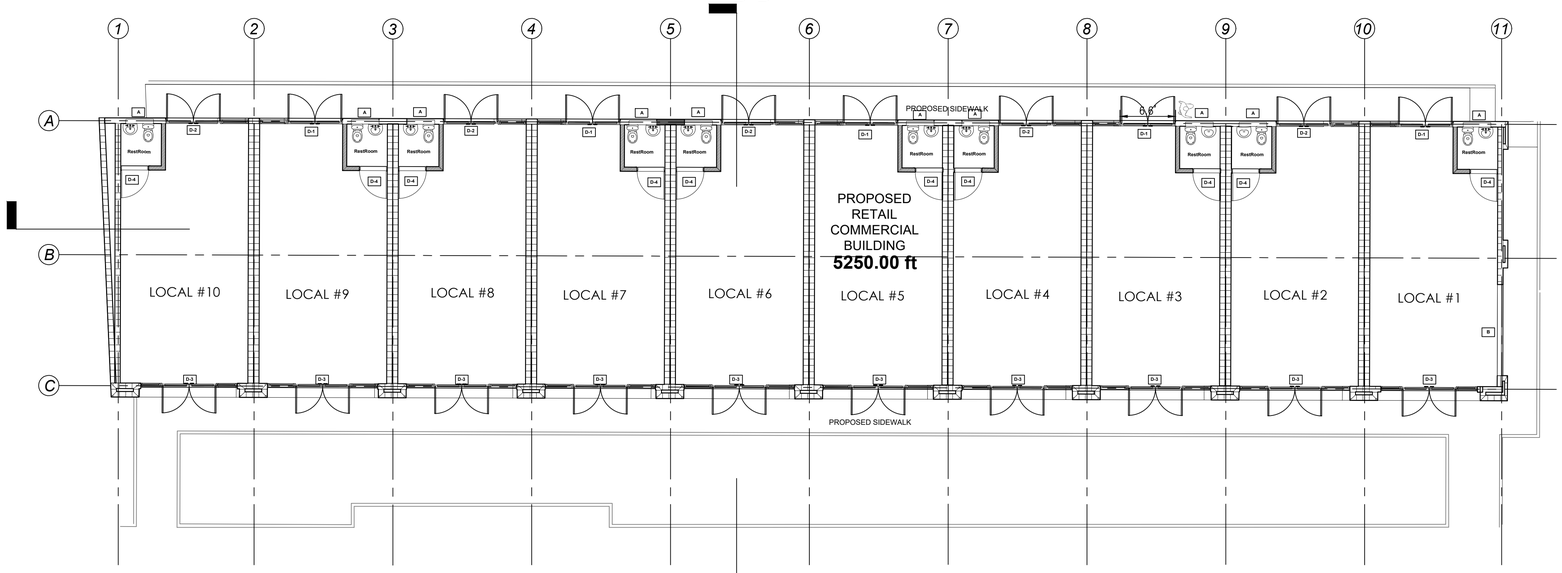
33023 MIAMI - FLORIDA

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL COMMERCIAL FACILITY, AT EXISTING VACANT LOT.

B-B



WALL LEGEND

8" C.M.U. EXTERIOR WALLS

6" INTERIOR WET WALLS

PROJECT SUMARY:
PROPOSED RETAIL COMMERCIAL BUILDING

NEW GROUND FLOOR SQUARE FOOTAGE:
AIR CONDITIONED SPACE

LOCAL #1 = 435,50 S.F.
LOCAL #2 = 435,50 S.F.
LOCAL #3 = 435,50 S.F.
LOCAL #4 = 435,50 S.F.
LOCAL #5 = 435,50 S.F.
LOCAL #6 = 435,50 S.F.
LOCAL #7 = 435,50 S.F.
LOCAL #8 = 435,50 S.F.
LOCAL #9 = 435,50 S.F.
LOCAL #10 = 435,50 S.F.

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REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

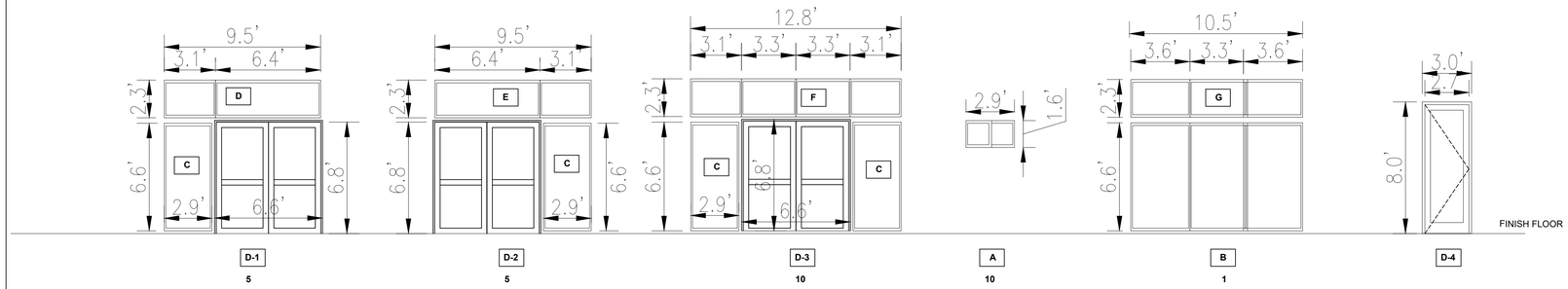
TITLE:
ARCHITECTURE PLAN

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-2.0



DOOR SCHEDULE

	MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	DOOR SIZE		No. OF LEAVES
						WIDTH	HEIGHT	
EXTERIOR DOORS	D1	ES WINDOWS	SWING DOOR		5	79.2"	81.6"	2
	D2	ES WINDOWS	SWING DOOR		5	79.2"	81.6"	2
	D3	ES WINDOWS	SWING DOOR		10	79.2"	81.6"	2
INTERIOR DOORS	D14	TO BE SELECTED	SWING DOOR		10	34"	96"	1

1. GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FOR ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FBC 2411.3.1.3.1 THROUGH 2411.3.1.3.5

2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION

WINDOW SCHEDULE

MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	WINDOW SIZE		ALUM FINISH
					WIDTH	HEIGHT	
A	ES WINDOWS	WINDOW WALL		10	34.8"	19.2"	WHITE
B	ES WINDOWS	WINDOW WALL		1	126"	79.2"	WHITE
C	ES WINDOWS	WINDOW WALL		30	34.8"	79.2"	WHITE
D	ES WINDOWS	WINDOW WALL		5	114"	27.6"	WHITE
E	ES WINDOWS	WINDOW WALL		5	114"	27.6"	WHITE
F	ES WINDOWS	WINDOW WALL		10	153.6"	27.6"	WHITE
G	ES WINDOWS	WINDOW WALL		1	126"	27.6"	WHITE

1. GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FOR ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FBC 2411.3.1.3.1 THROUGH 2411.3.1.3.5

2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION

DOOR AND WINDOW NOTES

1. CONTRACTOR TO SUBMIT MIAMI-DADE CERTIFICATE OF PRODUCT CONTROL APPROVAL FOR ALL WINDOWS AND EXTERIOR DOORS FOR ARCHITECTS/ ENGINEER'S REVIEW.
2. CONTRACTOR TO VERIFY ALL REQUIRED MASONRY OPENINGS WITH DOOR AND WINDOW MANUFACTURES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR ARCHITECTS/ ENGINEER'S REVIEW.
4. ALL NEW WINDOWS AND EXTERIOR DOORS TO BE MANUFACTURED BY PGT OR APPROVED EQUAL (IMPACT RESISTANT ASSEMBLY PRODUCTS).
5. ALL NEW WINDOW AND EXTERIOR DOOR COLOR TO BE SELECTED BY OWNER /ARCHITECT FROM MANUFACTURE STANDARD COLORS, UNLESS OTHERS WISE NOTED.
6. ALL NEW WINDOW AND DOOR PLACEMENT IS AS PER DETAILS CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY CONFLICTS DURING CONSTRUCTION.
7. ALL NEW WINDOW AND EXTERIOR DOORS TO BE SECURED USING NUMBER AND TYPE OF FASTENERS REQUIRED BY MANUFACTURE OR LATEST APPROVED F.B.C ORDINANCE, WHICHEVER IS MORE STRICT.

INTERIOR DOOR NOTES

1. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
2. EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING AN EMERGENCY.
3. NO DOOR IN ANY MEANS OS ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

DOOR HARDWARE NOTES

1. CONTRACTOR TO SUBMIT COMPLETE HARDWARE SCHEDULE DESCRIBING ALL HARDWARE TO BE USED ON A DOOR BY DOOR BASIS FOR ARCHITECT/OWNER'S REVIEW AND APPROVAL.
2. ALL EXTERIOR DOORS SHALL HAVE BOTTOM SEALS AND FRAME GASKETS.

SECURITY AND FORCE ENTRY PREVENTION NOTES

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY KNOB IS USED, AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR INSERTS SHALL BE PROVIDED.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8 " MIN. THROW BOLTS WITH INSERTS.
4. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
5. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON EXPOSED SCREWS AND NON REMOVABLE PINS.
6. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
7. SINGLE SWINGING EXTERIOR DOORS, IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1 $\frac{3}{8}$ " THICK.
8. GLASS TO EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES Z97.1.
9. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40 " OF THE INSIDE LOCKING ACTIVATING DEVICE OS LOCKS AND SWINGING GLASS DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z79.1.
10. VENTS IN OVERHEAD GARAGE DOORS SHALL NOT BE INSTALLED CLOSER THAN 40 " TO THE INSIDE LOCK ACTIVATING DEVICE.
11. SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROUS OR A COMBINATION OF DEAD LATCH AND DEAD BOLTS HAVING A 1" THROU. DOORS SHALL HAVE A MINIMUM 1 $\frac{3}{4}$" THICK SOLID CORE.

TERMITE PROTECTION NOTES

1. MUST COMPLY WITH 2020 FBC, 7TH EDTION CHAPTER 2304.12 PRIOR THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY ANY THAT CONTAINS THE FOLLOWING STATEMENT THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. " INCLUDE UNDER SLAB PRE-TREATMENT.

INTERIOR/FINISHES NOTES

1. WALL & CEILING FINISHES: ALL WALL & CEILING FINISHES TO HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723. TO COMPLY WITH F.B.C. R 302.9.
2. WALL HUNG CABINETS & PLUMBING FIXTURE BACKING: PROVIDE DOUBLE STL STUDS OR 20 GA MIN OR 2 X4 STUDS AT 16" O. C. AT ALL WALL HUNG CABINETS AND PLUMBING FIXTURE LOCATIONS. 2X4 (MIN) HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS FOR ATTACHMENT OF WALL HUNG PLUMBING FIXTURE (TYPICAL) TO COMPLY WITH 2020 F.B.C. 7TH EDITION CHARTER 25 FOR BACKING.
3. INSULATION MATERIALS ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 TO COMPLY WITH FBC SECTION R302. 10.1. INSULATION VALUE TO MEET ENERGY CALCULATIONS MINIMUM REQUIREMENTS

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CONSULTANT

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sccengineering1c@gmail.com

REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
SCHEDULES

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-3.0

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

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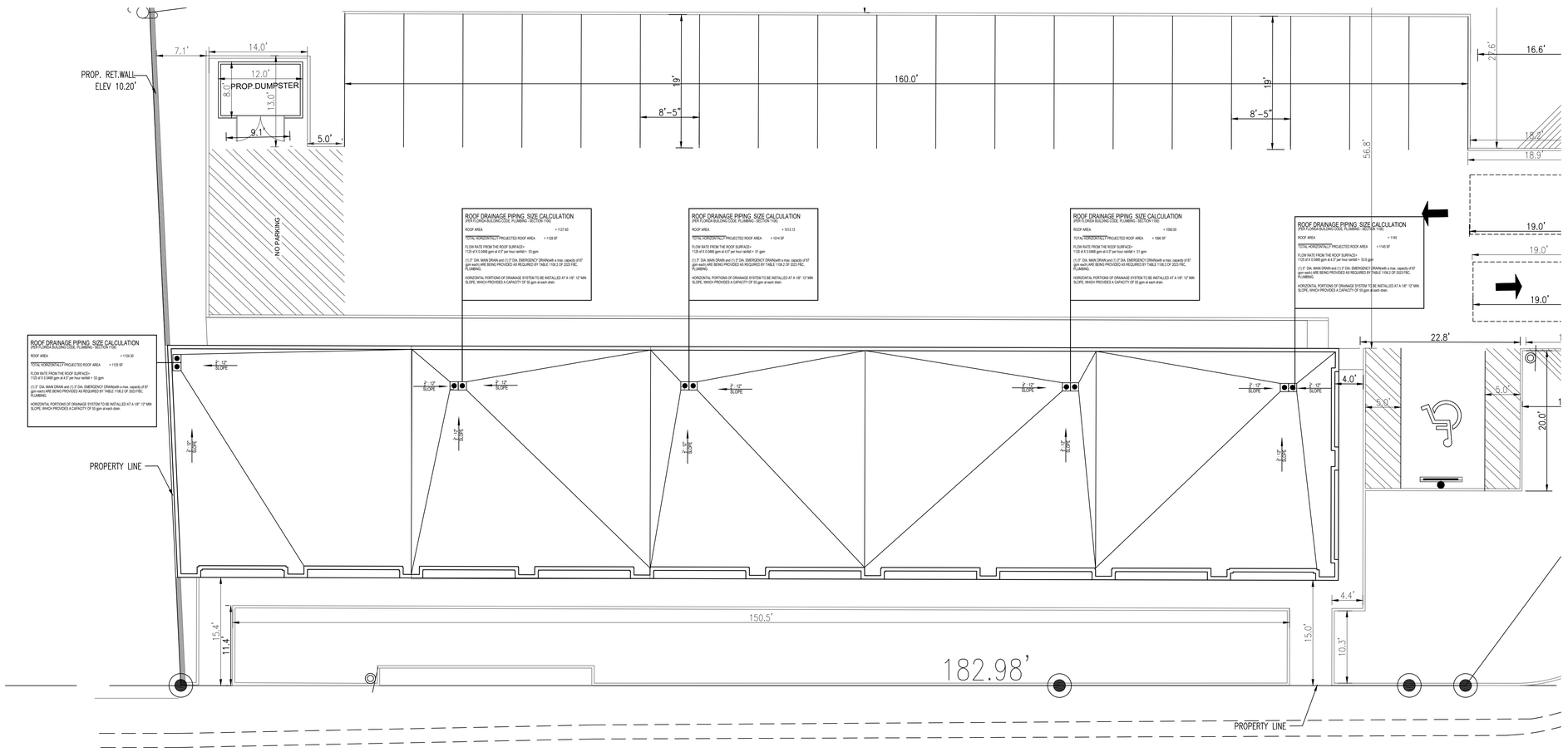
LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL COMMERCIAL FACILITY, AT EXISTING VACANT LOT.



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REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
ROOF PLAN

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

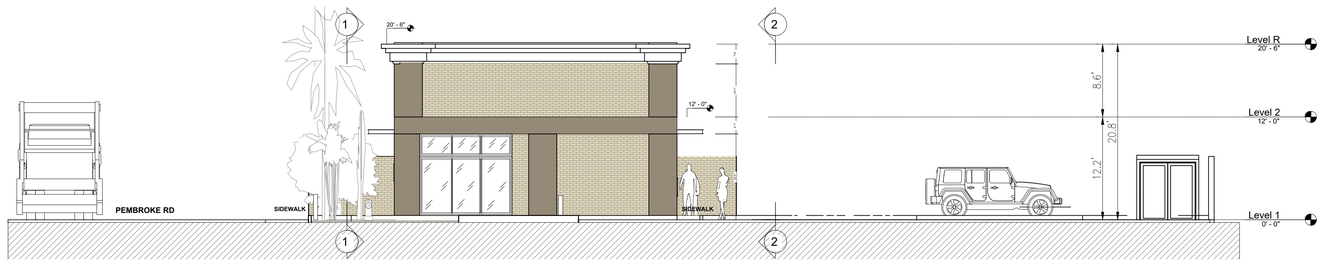
A-4.0



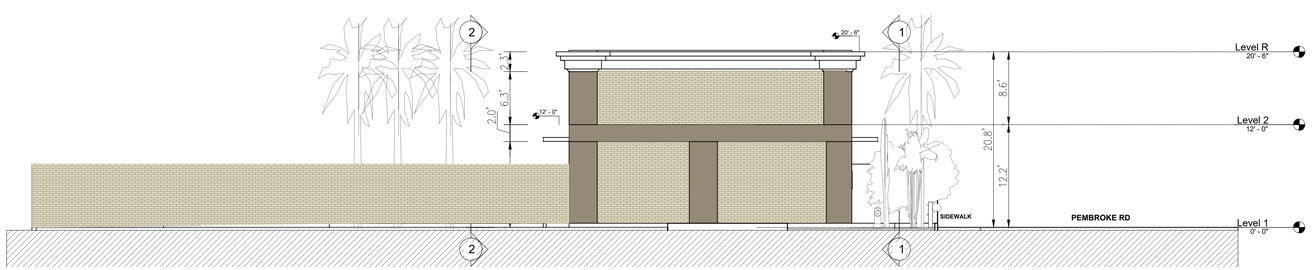
1 A-4.0 ELEVATION SOUTH



2 A-4.0 ELEVATION NORTH



3 A-4.0 ELEVATION EAST



4 A-4.0 ELEVATION WEST

ENGINEERING INSPECTION & CONSTRUCTION

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REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

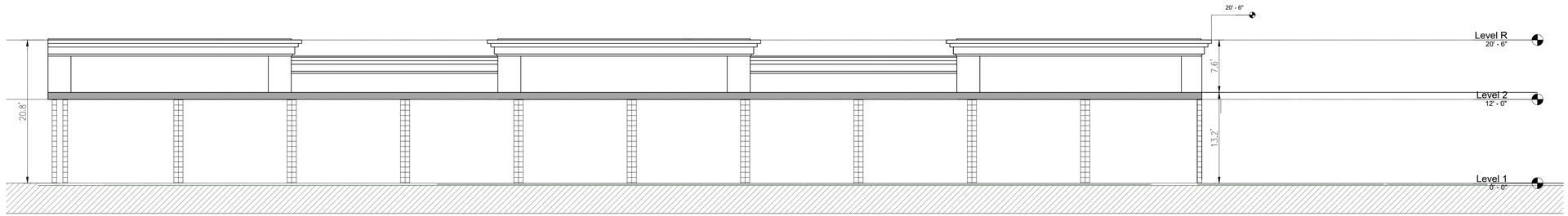
TITLE:
ELEVATIONS

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-5.0



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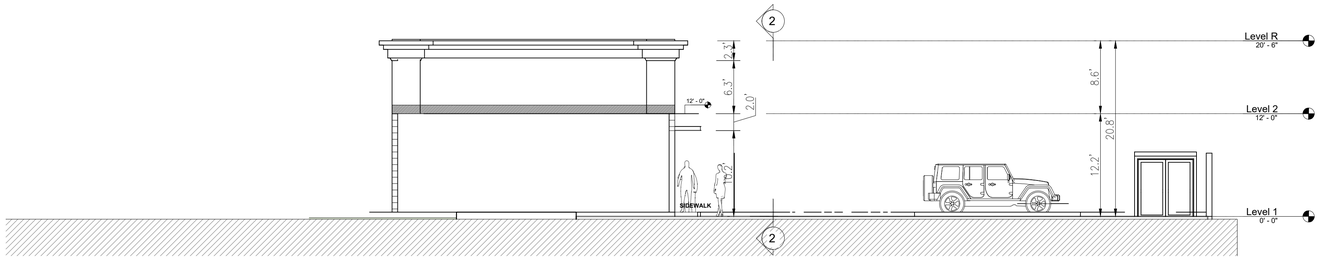
A-5.0



2 SECTION 1
A-5.0

ENGINEERING INSPECTION & CONSTRUCTION

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REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
SECTIONS

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-6.0









ENGINEERING INSPECTION & CONSTRUCTION

RN Engineering, Inspection & Construction, Inc.
PE Lic. No. 60494
CA Lic. No. 32037
7837 W. Sample Road,
Suite 104
Coral Springs, FL 33065
Phone: (954) 656-2594
Fax: (954) 656-2595
Rolando@RNEIC.com
www.RNEC.com

SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065

CONSULTANT

CARLOS SLEBI PALACIO
Phone:(786) 905-9830
sccengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
RENDERS

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "= 1'-0"

A-7.0





ENGINEERING INSPECTION & CONSTRUCTION

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REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

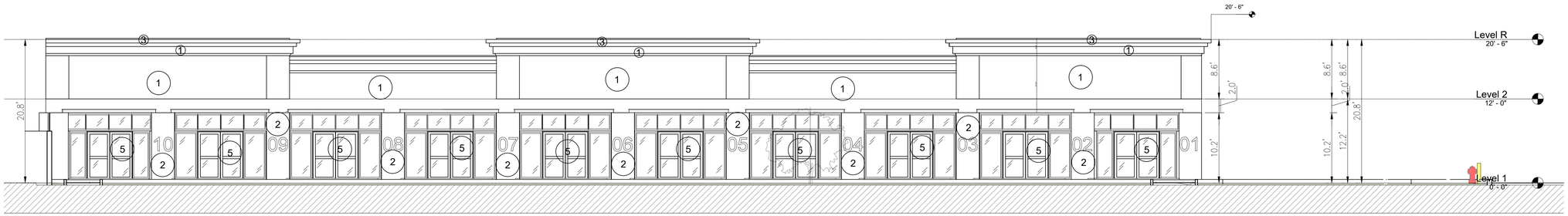
TITLE:
RENDERS

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2 "=1'-0"

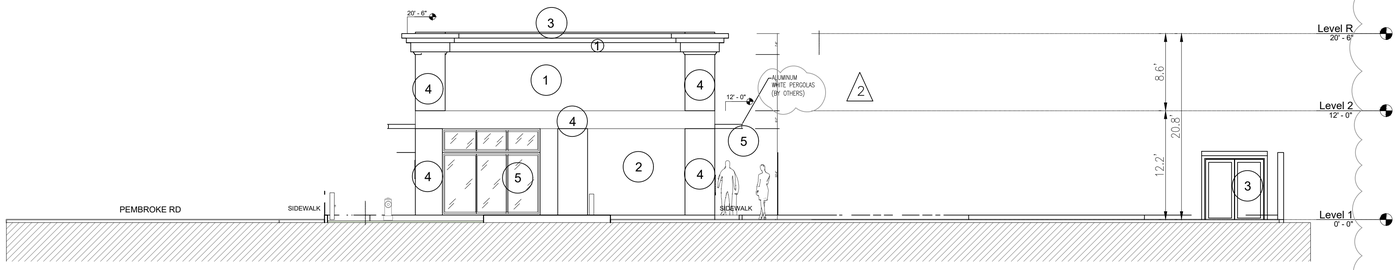
A-8.0



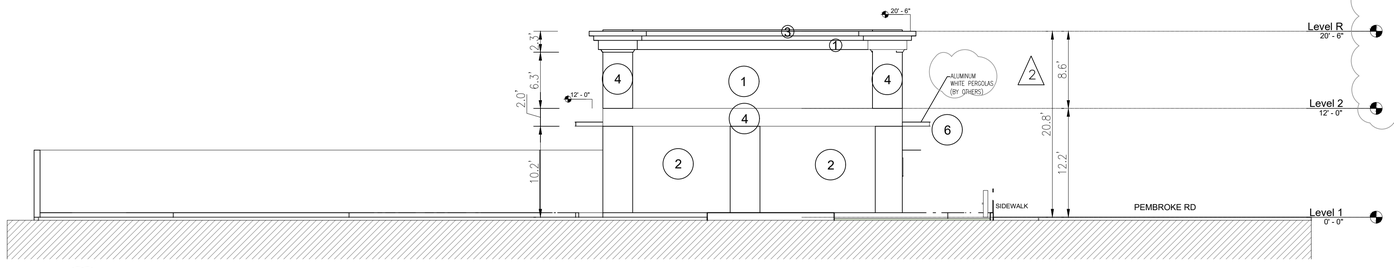
1 ELEVATION SOUTH
A-4.0



2 ELEVATION NORTH
A-4.0



3 ELEVATION EAST
A-4.0



4 ELEVATION WEST
A-4.0

FINISH MATERIALS

MARK	NAME	DESCRIPTION
01	SMOOTH STUCCO	SOLID OPAL BWC-06
02	SMOOTH STUCCO	OCEAN SWELL PPU25-19
03	SMOOTH STUCCO	HAILSTORM GRAY PPU24-17
04	STONE STACKED	CHOCOLATE 6X18
05	GLASS	CLEAR
06	ALUMINUM	WHITE

2

SEAL

LICENSE No 63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023

8883 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON
10/31/2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

REVISIONS

1	02/12/2024	
1	10/31/2024	

PROJECT INFORMATION:
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
ELEVATIONS

DRAWN BY: A.G.R.A. , V.C.
DATE: 10-31-24
SCALE : 1-1/2 "=1'-0"

A-9.0

PAVING, GRADING & DRAINAGE PLANS
5701 PEMBROKE Rd. HOLLYWOOD FL.
RETAIL COMMERCIAL BUILDING

LEGAL DESCRIPTION:

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

INDEX:

C-1	COVER
C-2 C-3	PAVING, GRADING & DRAINAGE
C-4	SEDIMENT & EROSION CONTROL PLAN
C-5	PAVING, MARKINGS & SIGNING PLAN
C-6-C-8	DETAILS
C-9	WATER AND SEWER PLAN
C-10	DETAILS
C-11	OFF-SITE MARKING PLAN DETAILS

4

NOTES:
1). Asphalt Parking Encroaches into the Property (S.W. t.)
2). Concrete Sidewalk Encroaches into the Property (South t.)
3). ELEVATIONS SHOWN REFER TO N.A.V.D. 1988
BM# 1146 (BROWARD) ELEVATION = 11.510' (NGVD29)

1. IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY, ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
3. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
5. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
6. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
7. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
8. ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
9. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
10. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
12. IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
13. ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
14. ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
15. ALL WORK SHALL MEET SUNNY ISLES BEACH PUBLIC WORK DEPARTMENT STANDARDS.
16. WATER TABLE PER WC 2.2 IS 2.00 N.G.V.D.
17. ALL ELEVATIONS SHOWN ARE REFERRED TO NAVD 88 (4)
18. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
19. ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY. FOR DETAILED SPECIFICATIONS SEE M.D.C.P.W.D. SPECS., SECTION 30.
20. ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
21. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY BENNY SUAREZ SURVEYING INC.
22. FLOOD INSURANCE RATE MAP, ZONE 'X' MAP NUMBER 12086C0726L, BASE FLOOD NOT DETERMINDED, MAP REVISED SEPTEMBER 11, 2009.
23. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
24. DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.

PROPERTY ADDRESS:
5701 PEMBROKE ROAD, HOLLYWOOD FL 33023

SURVEYOR'S NOTES:

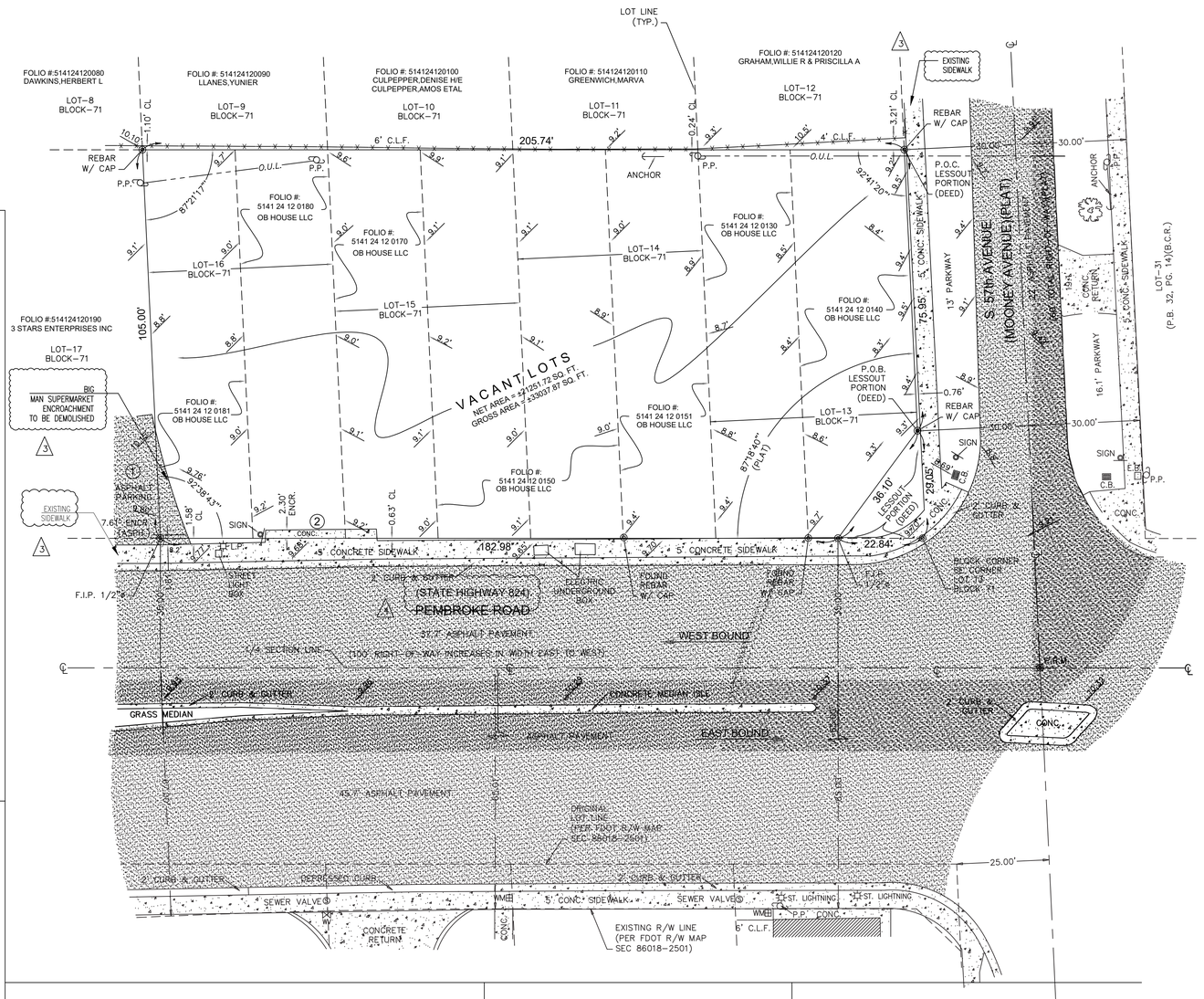
1) The above captioned property was surveyed and described based on the above legal description: provided by client.
2) This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed
3) There may be additional restrictions not shown on this survey that may be found in the public records of this county, examination of abstract of title will have to be made to determine recorded instruments, if any affecting this property.
4) The accuracy obtained for all horizontal control measurement and office calculation of a closed geometric figures, meets or exceeds the current Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in chapter 5J-17.051 (3) (b), 15.b.II, of 1 foot in 10 000 feet for Commercial Areas.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. underground encroachments not located.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Underground utilities are not depicted hereon: contact the appropriate authority prior to any design work or construction on the property herein described, for building and zoning information. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
9) Area of the property: Lot Net Area: ± 21251.72 Square Feet. / ± 0.487 Acres
10) This survey does not reflect or determine ownership. Ownership subject to opinion of title .
11) Type of Survey: ALTA / NSPS Land Title Survey.
12) The survey depicted here is not covered by Professional Liability Insurance. The Liability of this survey is limited to the cost of the survey.
13) North arrow direction and bearings are based on an assumed meridian.
14) Elevations are based on the National American Vertical Datum of 1988.
15) There are no wetlands found within the property.
16) The property described on this Sketch of ALTA / NSPS Land Title Survey is the same property as described in Schedule "A" in Old Republic National Title Insurance Company, Issuing Office File number: 23-1104 ; with an effective date of November 7, 2023 at 8 : 00 AM, issued by Old Republic National Title Insurance Company, commitment number 23118155 DP1
17) The 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys are Effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys are superseded by these standards. Adopted by the Board of Governors, American Land Title Association (ALTA), on October 8, 2015. Adopted by the Board of Directors, National Society of Professional Surveyors (NSPS), on October 9, 2015.

LEGEND AND ABBREVIATIONS:

A.	=	ARC
A/C	=	AIR CONDITIONER PAD
ALTA	=	AMERICAN LAND TITLE ASSOCIATION
CH.	=	CHORD
CH. BEAR	=	CHORD BEARING
B.S.	=	BUILDING SETBACK
C.B.	=	CATCH BASIN
C.L.F.	=	CHAIN LINK FENCE
Q,	=	CENTER LINE
CL.	=	CLEAR
CONC.	=	CONCRETE
C.B.S.	=	CONCRETE BLOCK STRUCTURE
ENC.	=	ENCROACHMENT
F.F.EL.	=	FINISH FLOOR ELEVATION
F.P.C.P.	=	FOUND PERMANENT CONTROL POINT
F.I.P.1/2"	=	FOUND IRON PIPE 1/2"
F.I.R.1/2"	=	FOUND IRON REBAR 1/2"
F.N.	=	FOUND NAIL
F.N.&D.	=	FOUND NAIL AND DISC
F.P.R.M.	=	FOUND PERMANENT REFERENCE MONUMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
I.D. (M)	=	IDENTIFICATION = MEASURED
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
NSPS	=	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
O/L	=	ON LINE
O/S	=	OFF SET
PG.	=	PAGE
P.B.	=	PLAT BOOK
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
P.T.	=	POINT OF TANGENCY
P.B.	=	PLAT BOOK
PL	=	PLANTER
R.P.	=	RADIUS POINT
R & M.	=	RECORD AND MEASURE
R/W	=	RIGHT OF WAY
SWK.	=	SIDEWALK
S.N.&D.	=	SET NAIL & DISC
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
WM	=	WATER METER
Δ	=	DELTA

SYMBOL

- CABLE
- FIRE HYDRANT
- SANITARY SEWER
- ELECTRIC BOX
- CATCH BASIN
- WATER METER
- LIGHT POWER POLE
- UTILITY POLE
- BOLLARDS
- WATER VALVE
- LID
- WATER CONNECTOR
- STOP SIGN
- TRAFFIC SIGN
- INLET



LEGAL DESCRIPTION:

Parcel 1:
The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 2:
The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13, thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 3:
The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 4:
The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 5:
The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 6:
The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 7:
The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

TITLE REVIEW NOTES :

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. GENERAL EXCEPTIONS
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. GENERAL EXCEPTIONS
3. Rights or claims of parties in possession. GENERAL EXCEPTIONS
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. GENERAL EXCEPTIONS
5. Easements or claims of easements not shown by the public records. GENERAL EXCEPTIONS
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands. NOT SURVEY RELATED
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Easements, restrictions and other matters affecting title searched. GENERAL EXCEPTIONS
8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of WEST CARVER RANCHES ADDITION NO 2, as recorded in Plat Book 26, Page(s) 36, Public Records of Broward County, Florida. DOES APPLY TO SUBJECT PROPERTY AND ARE PLOTTED ON THE SURVEY(IF ANY)
9. Ordinances recorded in O.R. Book 29230, Page 942 and O.R. Book 34145, Page 1891, Public Records of Broward County, Florida. NOT SURVEY RELATED
10. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements. NOT SURVEY RELATED
11. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. NOT SURVEY RELATED



LOCATION MAP
NOT TO SCALE

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER
VICTOR CERON
FLORIDA PE CIVIL 63023
5553 Fontainebleau Blvd #105 MIAMI, FLORIDA. 33174 TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/03/2025
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REVISIONS

1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

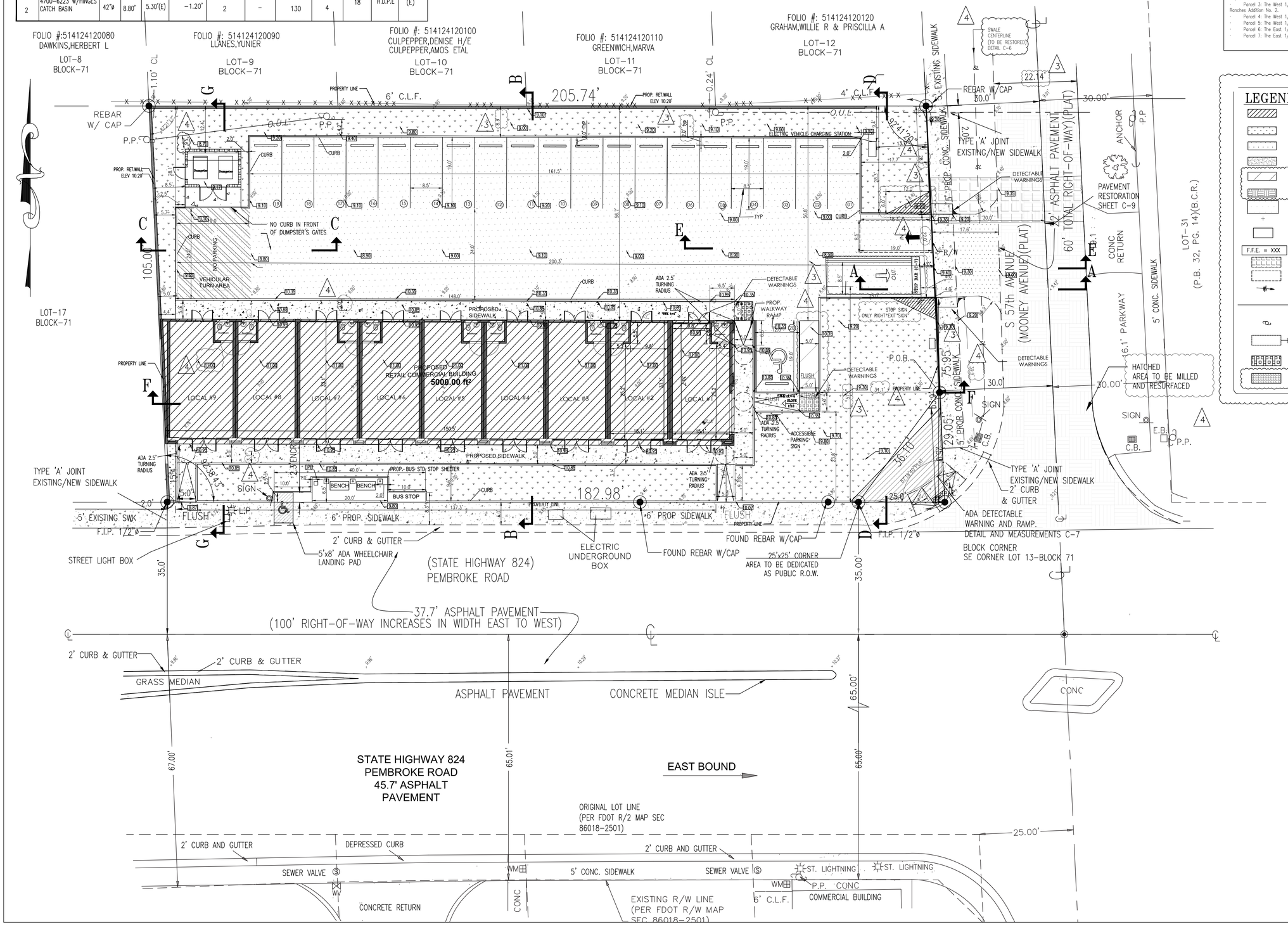
TITLE: COVER (3)

DRAWN BY: A.G.R.A., V.C.
DATE: 07/03/2025
SCALE : 3/4 "= 1'-0"

C-1

STRUCTURE DRAINAGE DATA

STRUCT. NUMBER	TYPE OF STRUCT.	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES				PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
						FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)			
1	4700-6223 W/HINGES CATCH BASIN	42"ø	8.70'	5.20'(W)	-1.30'	1	-	130	4	18	H.D.P.E	(W)
2	4700-6223 W/HINGES CATCH BASIN	42"ø	8.80'	5.30'(E)	-1.20'	2	-	130	4	18	H.D.P.E	(E)



LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
- Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13,thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
- Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
- Parcel 4: The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2
- Parcel 5: The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2
- Parcel 6: The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2
- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2

LEGEND:

- BLDNG. AREA:
- GREEN AREA:
- DRIVEWAY & PARKING SPACES:
- CONC. SIDEWALKS/SLABS:
- ADA TRANSIT ZONE
- MILL AND RESURFACE
- EXISTING DRIVEWAY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- F.F.E. = XXX — EXISTING FINISH FLOOR ELEVATION
- DRIVEWAY/WALKWAY REPAIR
- PROPOSED SWALE/ EXF TRENCH
- PROPOSED FLOW OF RUNOFF
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- PROPOSED EXF TRENCH
- DETECTABLE WARNINGS
- PAVEMENT RESTORATION

NOTE TO CONTRACTOR

CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AS PER CURRENT NDPES STANDARDS TO PREVENT ANY DISCHARGE FROM THE SITE UNTIL PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED

NO SWALE RESTORATION AS THIS WAS AN EMPTY LOT, ALL SWALES TO BE MADE ANEW

ALL ROADS ANDALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
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8863 Fontainebleau Blvd #105
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TELEPHONE (786) 282-5292

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REVISIONS

1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

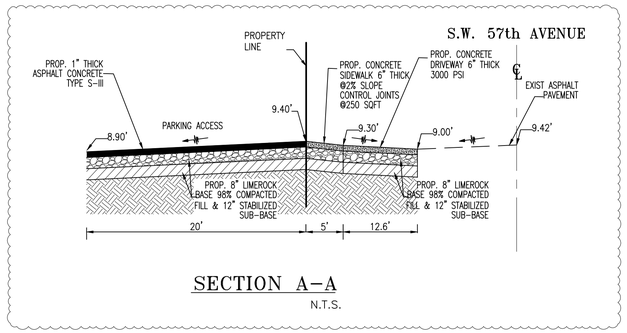
TITLE:

DRAWN BY: A.G.R.A., V.C.

DATE: 07/03/2025

SCALE : 1 "= 1'-0"

C-2



SECTION A–A

N.T.S.

4

3

Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

None called out

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
- Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13,thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
- Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
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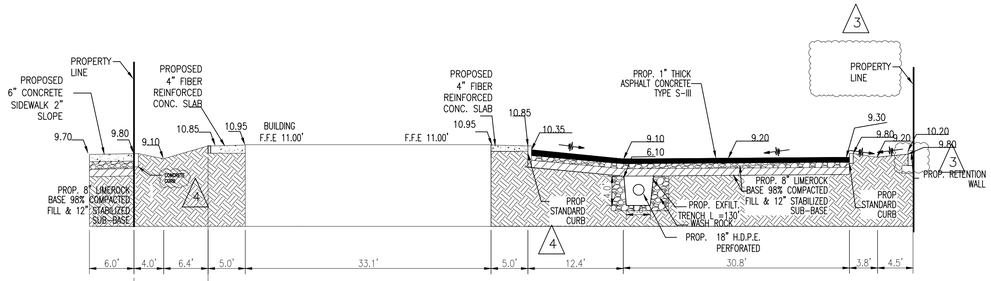
- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2

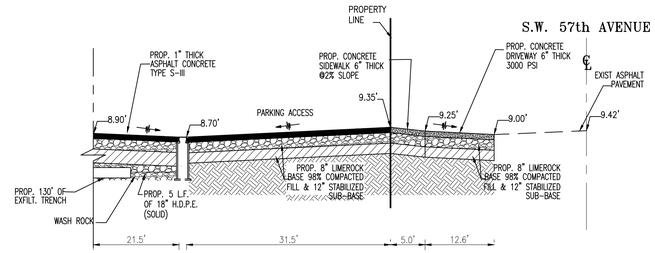
NOTE TO CONTRACTOR

CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AS PER CURRENT NDPES STANDARDS TO PREVENT ANY DISCHARGE FROM THE SITE UNTIL PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED



SECTION B–B

N.T.S.



SECTION E–E

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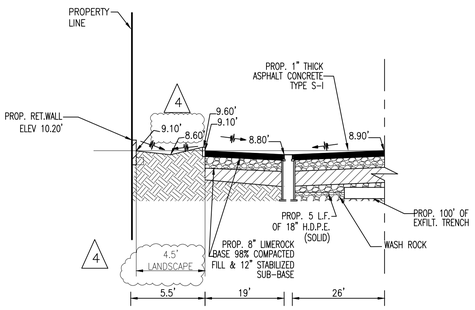
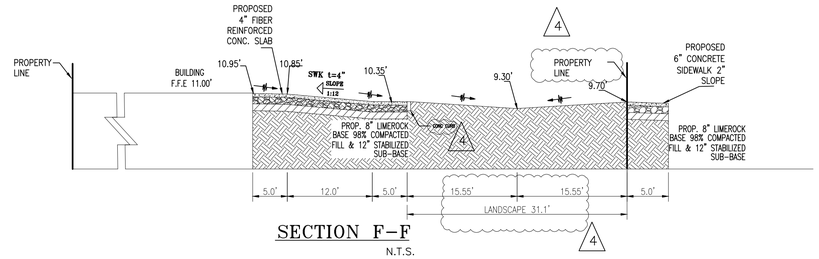


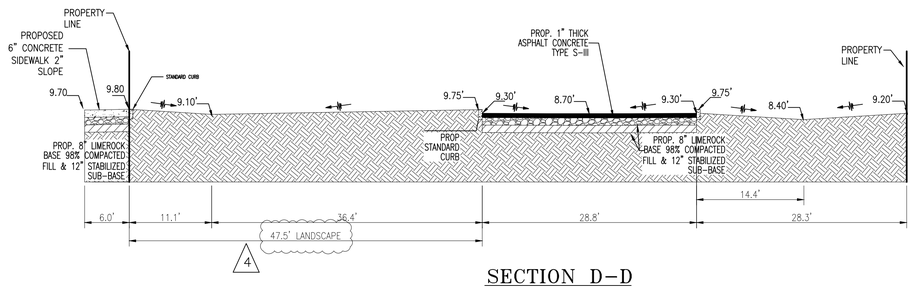
SECTION C–C

N.T.S.



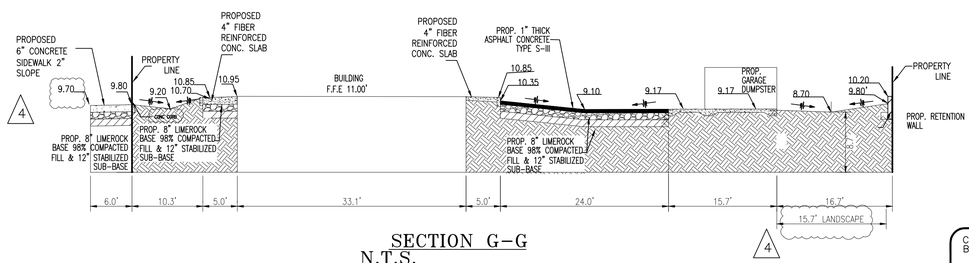
SECTION F–F

N.T.S.



SECTION D–D

N.T.S.



SECTION G–G

N.T.S.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023

8883 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/03/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

REVISIONS

1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE: *PAVING, GRADING & DRAINAGE* 2

DRAWN BY: A.G.R.A., V.C.

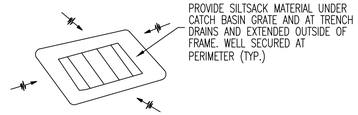
DATE: 07/03/2025

SCALE : NTS

C-3

STRUCTURE DRAINAGE DATA

STRUCT. NUMBER	TYPE OF STRUCT.	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES				PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
						FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)			
1	4700-6223 W/HINGES CATCH BASIN	42"ø	8.70'	5.20'(W)	-1.30'	1	-	130	4	18	H.D.P.E	(W)
2	4700-6223 W/HINGES CATCH BASIN	42"ø	8.80'	5.30'(E)	-1.20'	2	-	130	4	18	H.D.P.E	(E)



SILT SACK FOR CATCH BASINS

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
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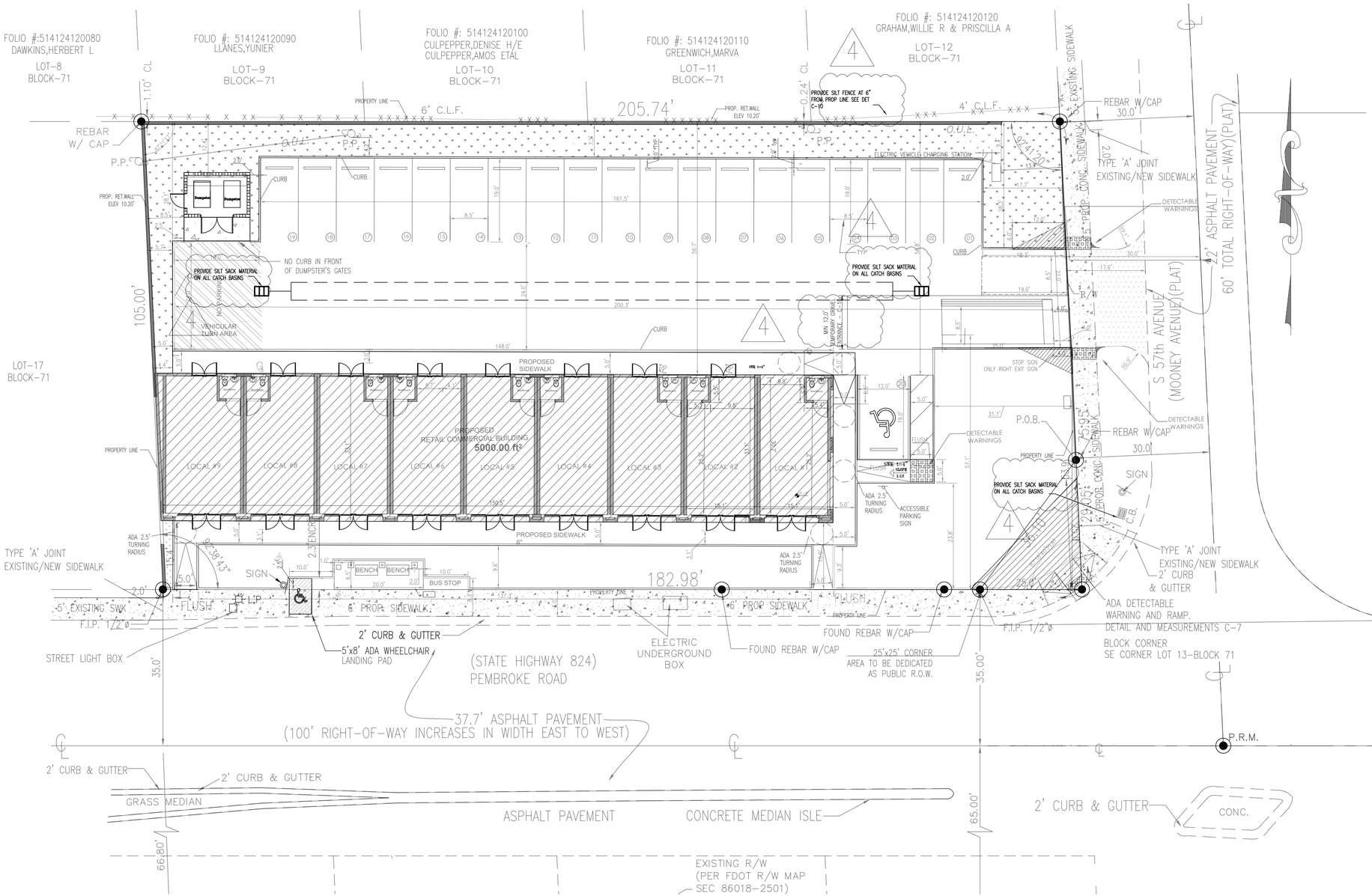

NOTE TO CONTRACTOR

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LEGEND:

- BLDNG. AREA:
- GREEN AREA:
- DRIVEWAY & PARKING SPACES:
- CONC. SIDEWALKS/SLABS:
- ADA TRANSIT ZONE (4)
- MILL AND RESURFACE (3)
- EXISTING DRIVEWAY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- F.F.E. = XXX — EXISTING FINISH FLOOR ELEVATION
- DRIVEWAY/WALKWAY REPAIR
- PROPOSED SWALE/ EXF TRENCH
- PROPOSED FLOW OF RUNOFF
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- PROPOSED EXF TRENCH
- DETECTABLE WARNINGS
- PAVEMENT RESTORATION (4)

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
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8863 Fontainebleau Blvd #105
MIAMI, FLORIDA. 33174
TELEPHONE (786) 282-5292

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REVISIONS

1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
SEDIMENT & EROSION CONTROL PLAN

DRAWN BY: A.G.R.A. , V.C.

DATE: 07/03/2025

SCALE : 1 "= 1'-0"

C-4

LEGAL DESCRIPTION

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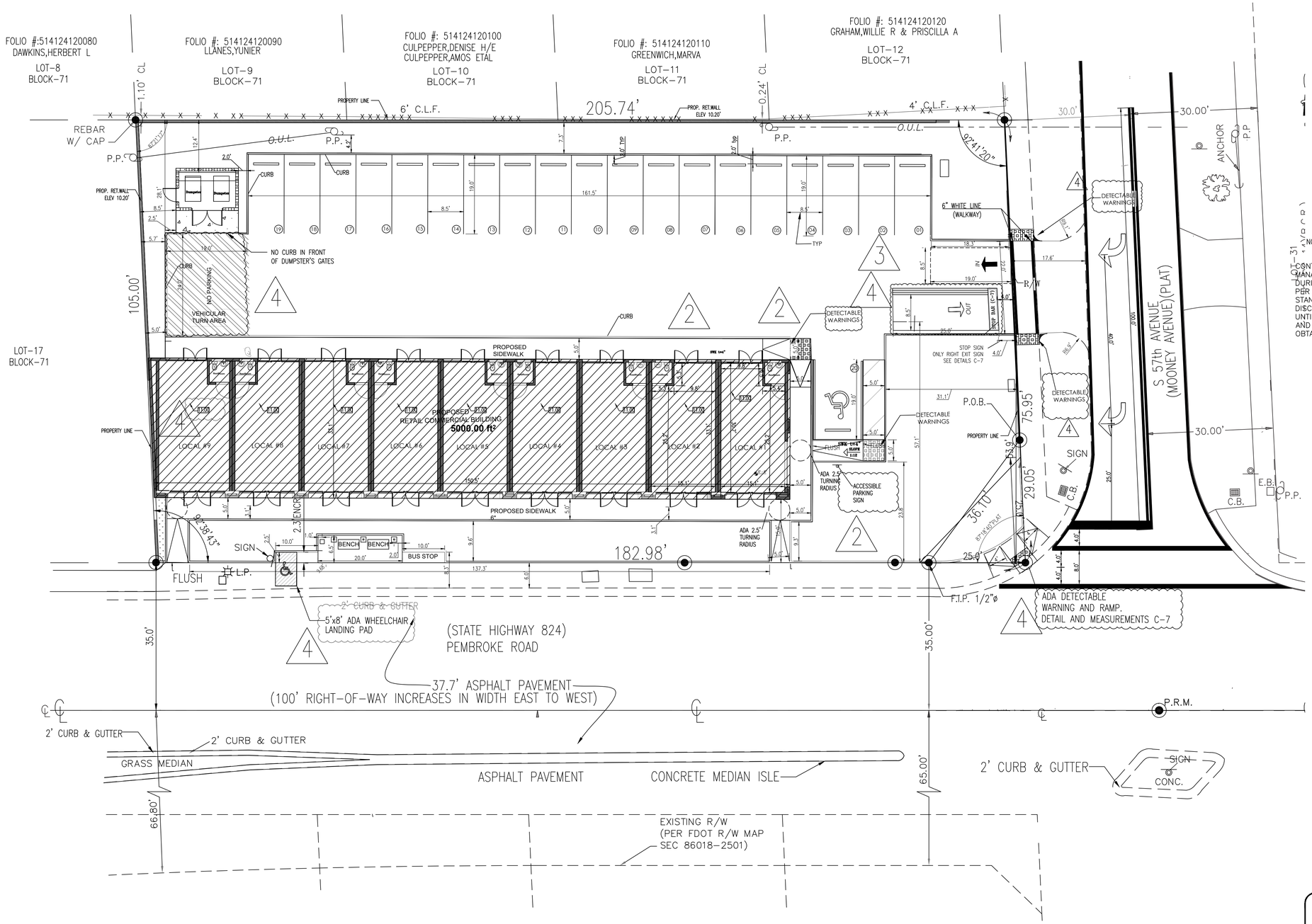

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3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
PAVING, MARKING & SIGNING PLAN

DRAWN BY: A.G.R.A.

DATE: 07/03/2025

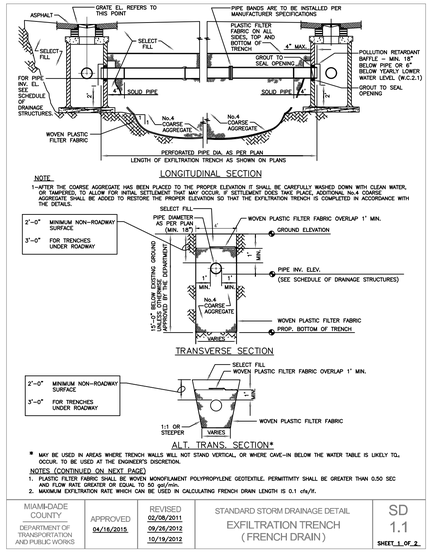
SCALE : 1"= 1'-0"

C-5

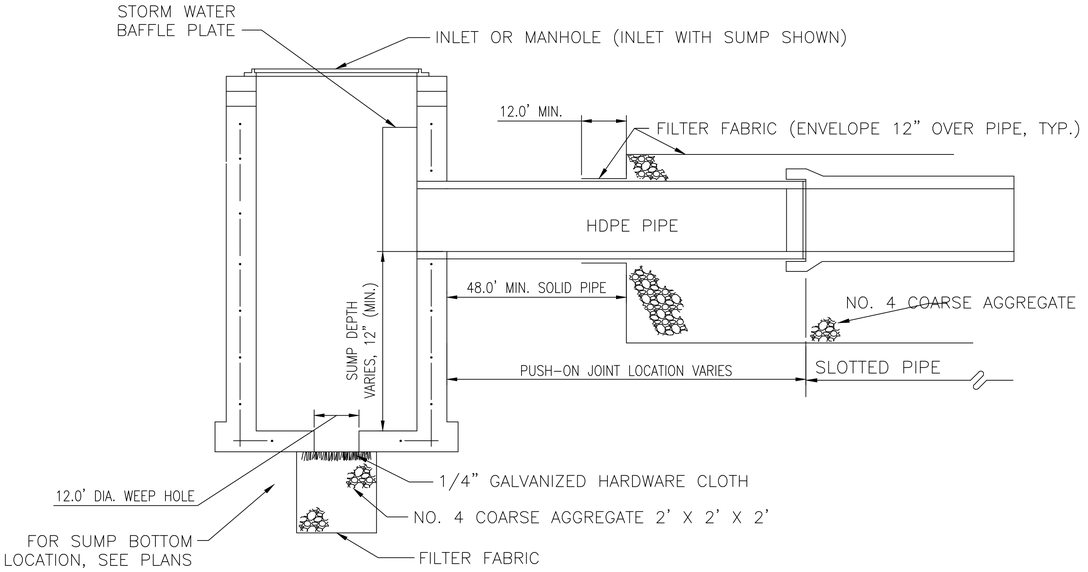
STRUCTURE DRAINAGE DATA

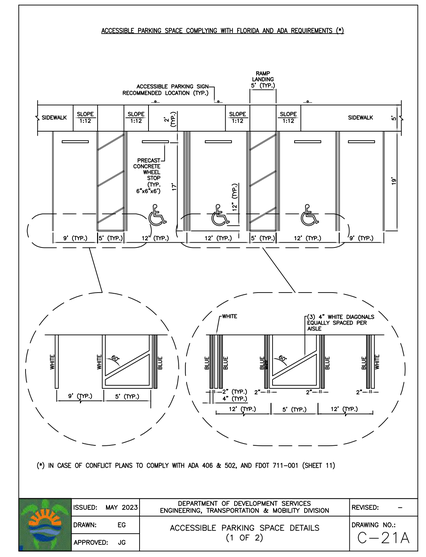
STRUCT. NUMBER	TYPE OF STRUCT.	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES				PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
						FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)			
1	4700-6223 W/HINGES CATCH BASIN	42"ø	8.70'	5.20'(W)	-1.30'	1	-	130	4	18	H.D.P.E	(W)
2	4700-6223 W/HINGES CATCH BASIN	42"ø	8.80'	5.30'(E)	-1.20'	2	-	130	4	18	H.D.P.E	(E)

4

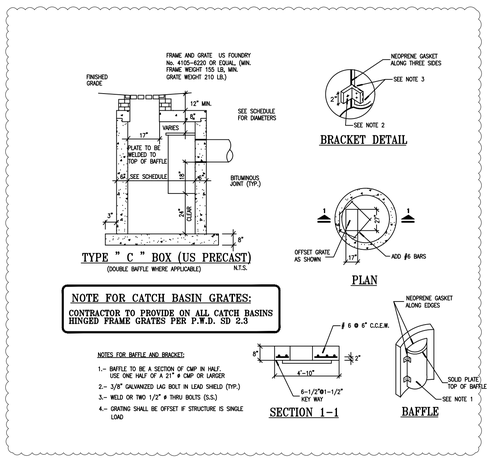


MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/06/2011, 09/28/2012, 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

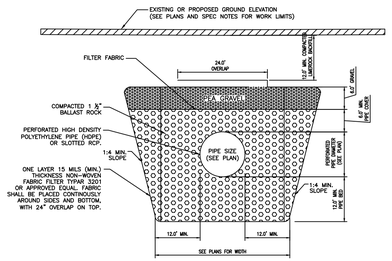




	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21A
	APPROVED: JG		

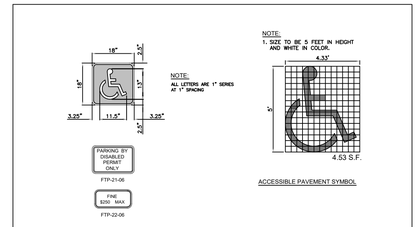


EXFILTRATION TRENCH LONGITUDINAL CROSS SECTION



NOTES:
1. CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
2. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
4. THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELLOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
5. FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

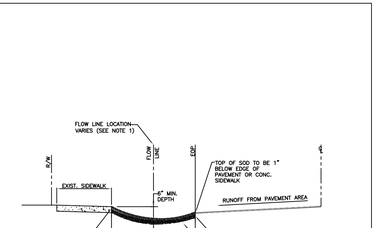
EXFILTRATION TRENCH SYSTEM D620



SIGNAGE NOTES:
1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-21B
	APPROVED: JG		



NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
	APPROVED: JG		

4

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

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63023
8863 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

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PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
DETAILS

DRAWN BY: A.G.R.A., V.C.

DATE: 07/03/2025

SCALE : AS SHOWN

C-6

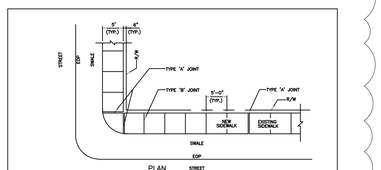


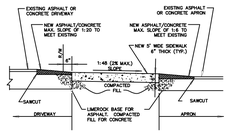
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; BETWEEN NEW AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

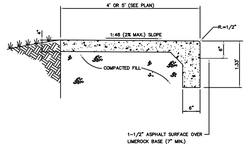
SIDEWALK JOINTS

NOTES:
1. CONCRETE SHALL BE CLASS I WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-020.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.), 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25
APPROVED: JG		

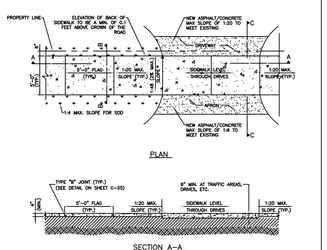


SECTION C–C



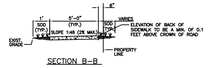
SIDEWALK WITH CURB

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24
APPROVED: JG		



PLAN

SECTION A–A

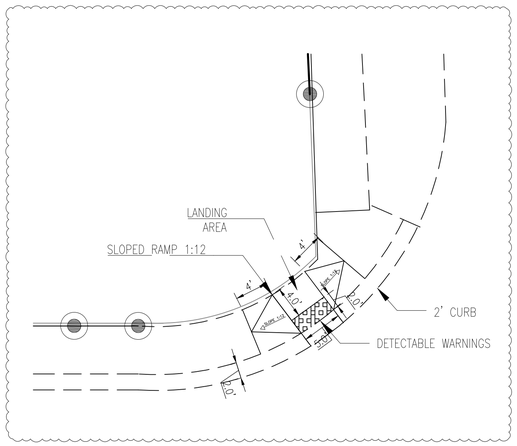


SECTION B–B

NOTE:
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

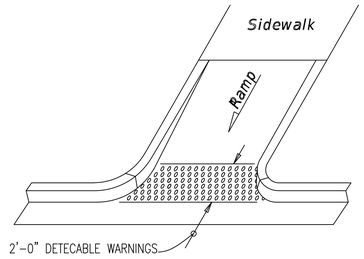
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23
APPROVED: JG		

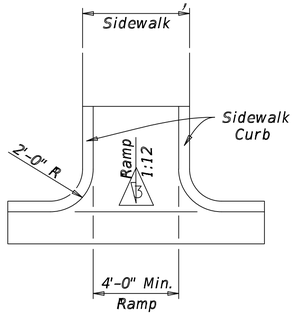
3



4

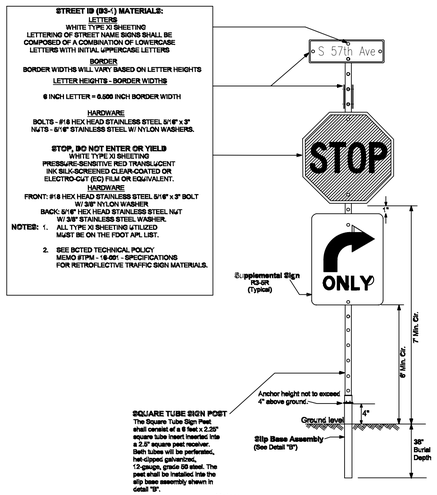
ADA WARNING CORNER





PLAN VIE

ADA WARNING DRIVEWAY ENTRANCES

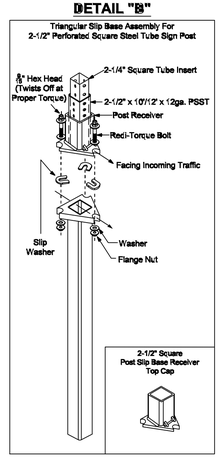


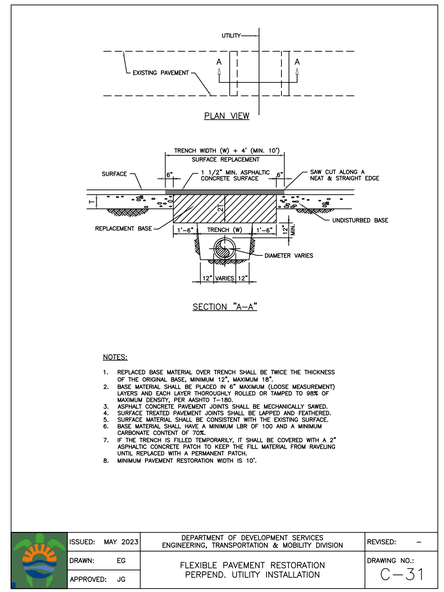
Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post

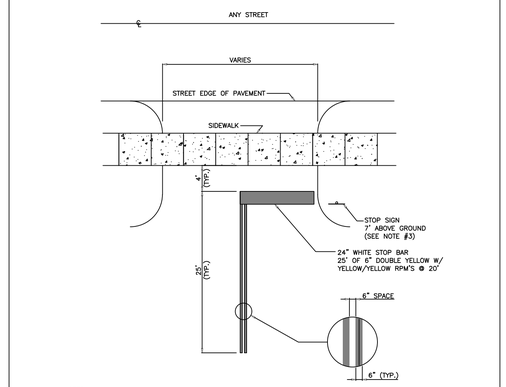




SECTION "A–A"

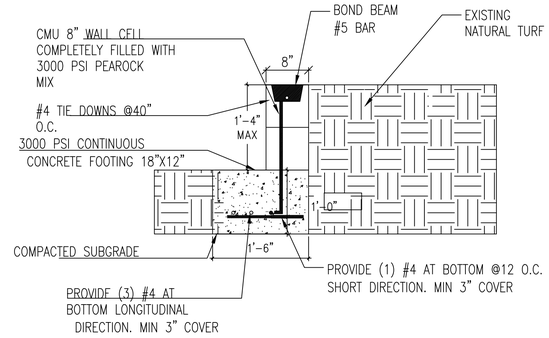
NOTES:
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY; PER AASHTO T–180
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C–31
APPROVED: JG		



NOTES:
1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20
APPROVED: JG		



RETAINING WALL DETAILS

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023
8863 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/03/2025

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REVISIONS

1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

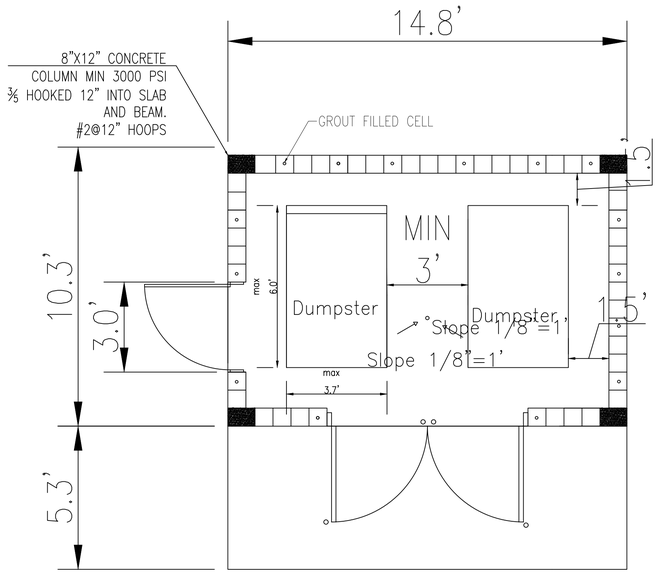
TITLE: DETAILS

DRAWN BY: A.G.R.A., V.C.

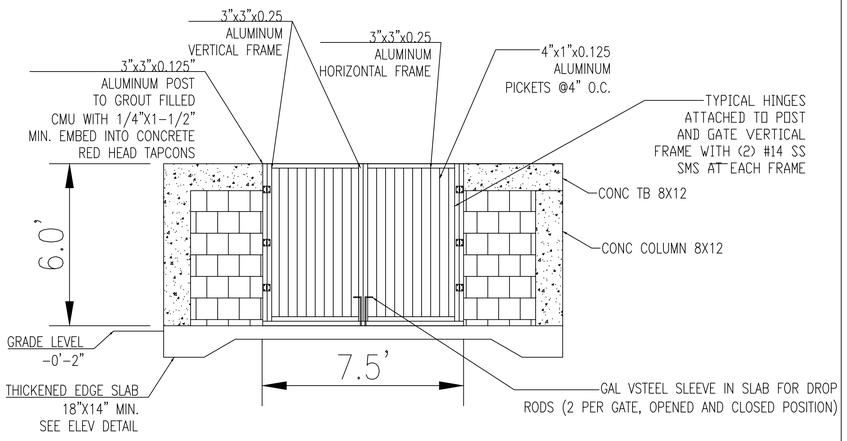
DATE: 07/03/2025

SCALE : AS SHOWN

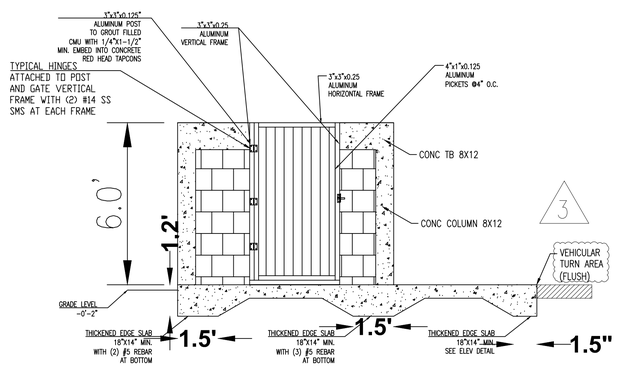
C-7



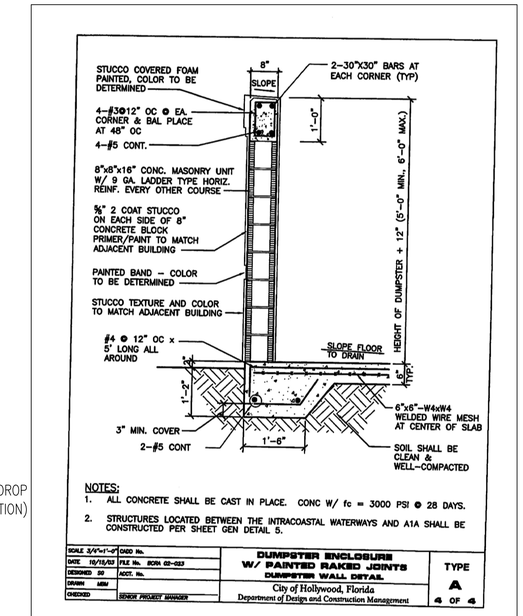
DUMPSTER ENCLOSURE PLAN VIEW



DUMPSTER ENCLOSURE FRONT VIEW



DUMPSTER ENCLOSURE LAT VIEW



TYPE OF CONSTRUCTION: 111 (NFPA 220)

- EXT. MASONRY WALLS: 2HRS FIRE RATED AND CONC. COLUMNS
- REINF. CONCRETE CEILING
- REINF. CONCRETE SLAB (GROUND)

1500 GPM REQUIRED AS PER 18.4.5.2.1. AS PER NFPA 5000 SQFT

FIRE HYDRANT 1 : 6501 W PEMBROKE RD – FH 000549 – 1030 gpm both Flowing as per field Test
FIRE HYDRANT 2 : 5749 W PEMBROKE RD – FH 000433 – 1160 gpm both Flowing as per field Test

RESIDUAL: 5701 FLETCHER ST – FH 000541 – 53 BOTH FLOWING.

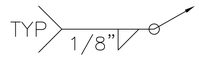
FIRE FLOW PROVIDED: 2190 gpm.
FIRE FLOW REQUIRED: 1500 gpm.

THE BUILDING WILL NOT HAVE A FIRE SPRINKLER

3

GENERAL NOTES:

1. ALL ALUMINIUM MEMBERS TO BE 6061-T6.
2. ALUMINUM SURFACES IN CONTACT WITH LIME-MORTAR, CONCRETE, OTHER MASONRY MATERIALS, OR STEEL; SHALL BE PROTECTED WITH BITUMINOUS PAINT.
3. ALL CONNECTIONS TO BE FULLY WELDED U.O.N.:



4. ALL WELDS TO COMPLY WITH THE AWS CODE (LATEST EDITION). ALLOY TYPE 5356
5. NO SPLICES SHALL BE PERMITTED IN ANY ALUMINUM MEMBER WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. STRUCTURE DESIGNED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, ASCE7-22, AND ALUMINUM DESIGN MANUAL 2015. (V=115 MPH, EXPOSURE C) 6FT FENCE
7. LOADING:
   - WIND PRESSURE DESIGN = 17.4 PSF
8. NOTIFY ENGINEER OF ANY ERRORS/OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
9. CONTRACTOR TO FIELD VERIFY SUBSTRATE CONDITIONS PRIOR TO FABRICATION AND PRIOR TO ATTACHING FRAMEWORK. SHOULD SUBSTRATE CONDITIONS IN THE FIELD DIFFER FROM THOSE NOTED ON PLAN, ENGINEER MUST BE NOTIFIED BEFORE PROCEEDING.
10. PRECISION GROUT SHALL BE HARD-ROK, BY ADHESIVES TECHNOLOGY. 4500 PSI @24HRS AND 7200PSI @28 DAYS
11. ALL BOLTS TO BE ASTM F-593 DESIGNATION STAINLESS STEEL BOLTS.
12. NEW CONCRETE TO BE 3000 PSI AT 28 DAYS, STEEL REINFORCEMENT TO BE Fy=60KSI
13. NEW CONCRETE TO BE f'c=3000 PSI AT 28 DAYS, STEEL REINFORCEMENT TO BE Fy=60KSI
14. MASONRY FILLED CELLS GROUT TO BE f'c=2500 PSI AT 28 DAYS.
15. PROVIDE 4"x6" CLEAN OUT HOLE AT CMU COLUMNS AND REMOVE ALL DEBRIS INSIDE CELLS, SEAL PRIOR TO GROUTING AFTER INSPECTION.
16. MAX HEIGHT OF GROUT LIFT = 5'-0"

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023

8863 Fontainebleau Blvd #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

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REVISIONS

1	02/12/2024	
1	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE:
DETAILS

DRAWN BY: A.G.R.A., V.C.

DATE: 07/03/2025

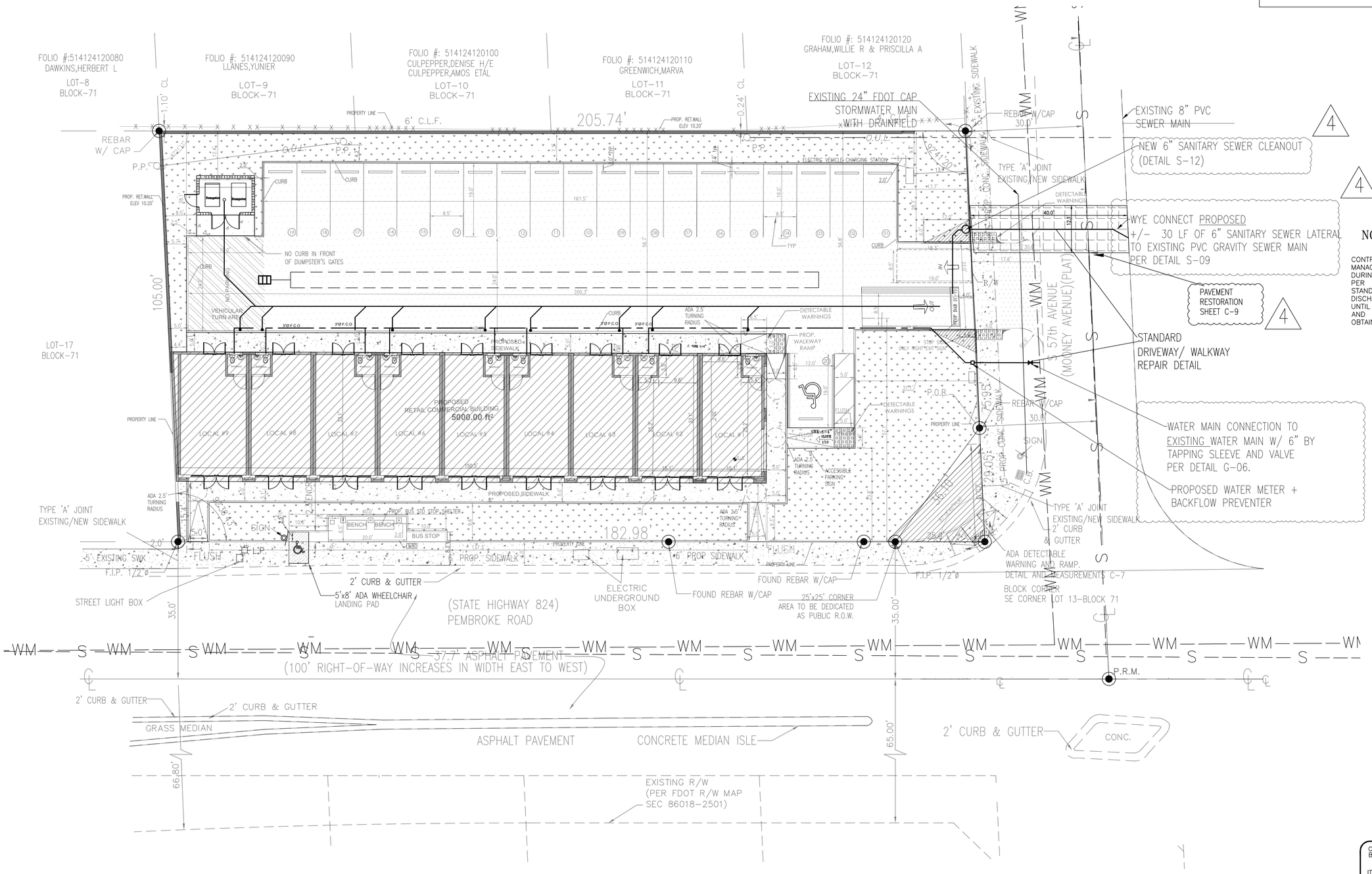
SCALE : AS SHOWN

C-8

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
- Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13,thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
- Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
- Parcel 4: The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2.
- Parcel 5: The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2
- Parcel 6: The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2
- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2



NOTE TO CONTRACTOR

CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AS PER CURRENT NDPES STANDARDS TO PREVENT ANY DISCHARGE FROM THE SITE UNTIL PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED

3

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IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEAL

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FLORIDA PE CIVIL
63023
8863 Fontainebleau Blvd #105
MIAMI, FLORIDA. 33174
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REVISIONS

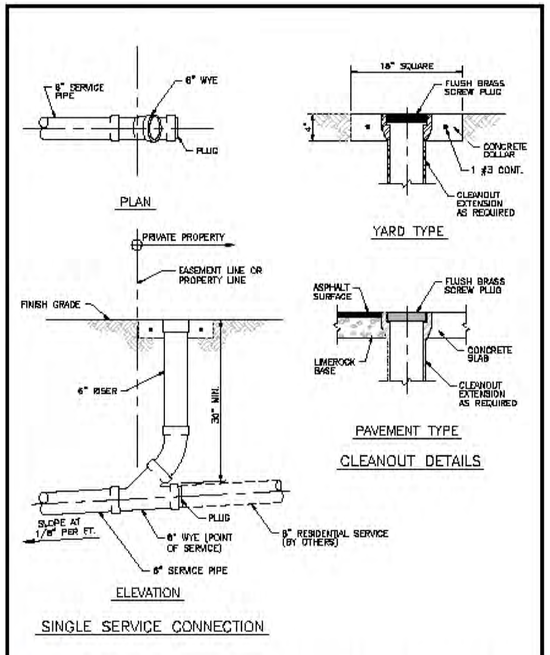
1	02/12/2024
2	11/21/2024
3	02/02/2025
4	07/03/2025

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

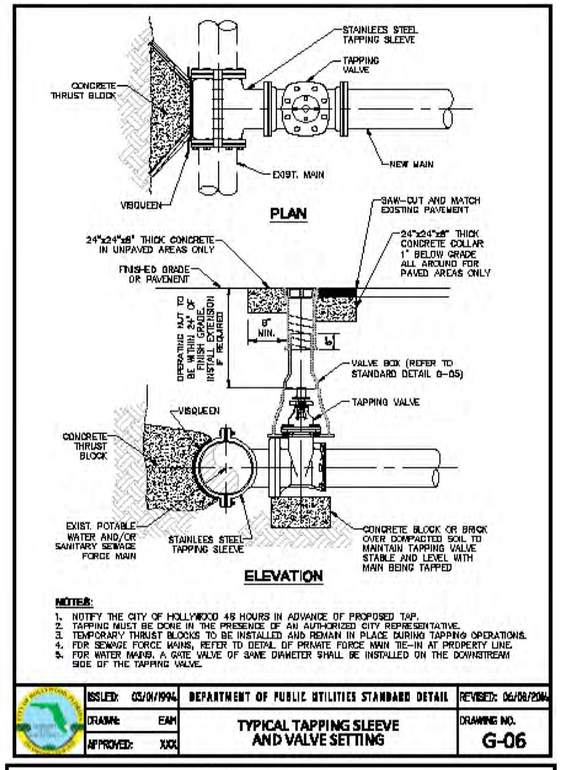
TITLE:
WATER AND SEWER PLAN

DRAWN BY: A.G.R.A.
DATE: 07/03/2025
SCALE : 3/4"= 1'-0"

C-9

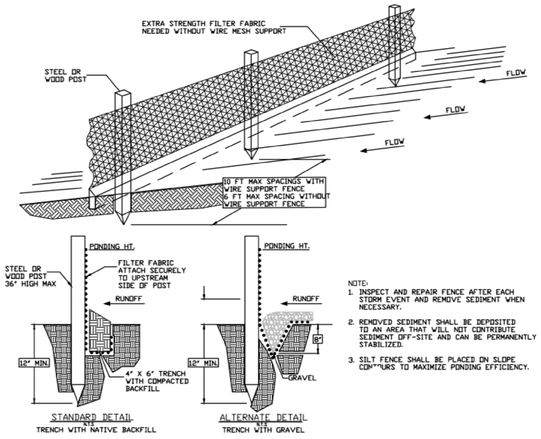


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2016
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2016
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



SILT FENCE INSTALLATION
N.T.S.

SILT FENCE DETAIL

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
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SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023
8863 Fontainebleau Blud #105
MIAMI, FLORIDA, 33174
TELEPHONE (786) 282-5292

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REVISIONS

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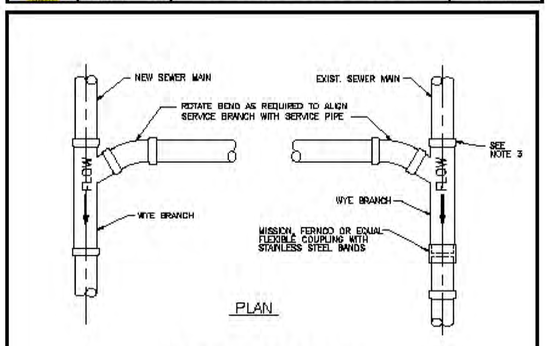
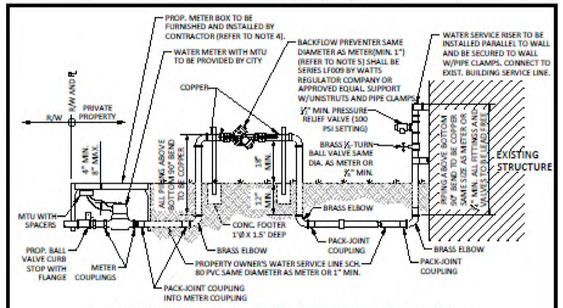
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	



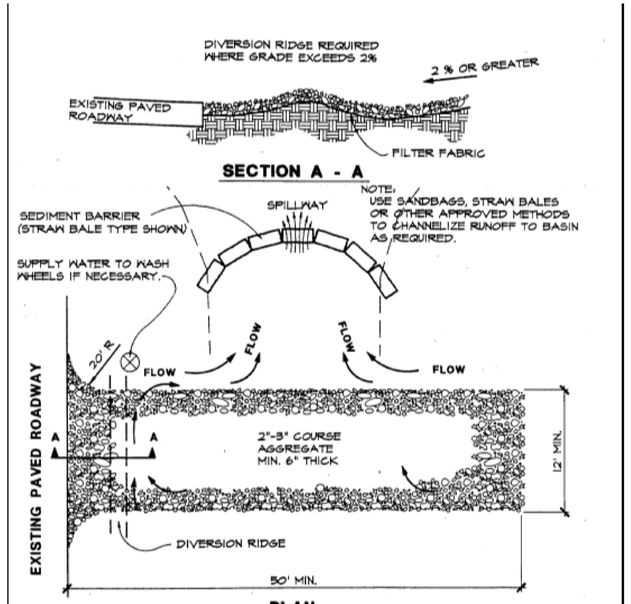
NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2016
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/11/2025
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

TITLE: *DETAILS*

DRAWN BY: A.G.R.A.
DATE: 07/03/2025
SCALE : NTS

4

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C-10

LOT–12
BLOCK–71

4' C.L.F.

O.U.L.

92°41'20"

30.0'

30.00'

ANCHOR

P.P

6"
WHITE LINE
(SIDEWALK)

DETECTABLE WARNINGS

R=9.1'

TYP

18.3'

17.6'

8.5'

22.0'

IN

19.0'

R/W

4.0'

OUT

STOP BAR (C-7)

DETECTABLE WARNINGS

25.0'

STOP SIGN
ONLY RIGHT EXIT SIGN
SEE DETAILS C-7

4.0'

R=9.0'

DETECTABLE WARNINGS

5.0'

31.1'

P.O.B.

DETECTABLE WARNINGS

PROPERTY LINE

75.95'

5.0'

SWK 1:54

FLUSH

SLOPE 1:12

FLUSH

5.0'

57.1'

53.9'

ADA 2.5' TURNING RADIUS

ACCESSIBLE PARKING SIGN

23.8'

SIGN

C.B.

29.05'

36.10'

S7°18'40"E PLAT

25.0'

4"

F.H.

4.0'

4.0'

8.0'

4.0'

S 57th AVENUE
(MOONEY AVENUE)(PLAT)

100.0'

40.0'

25.0'

30.00'

LOT–31
(P.B. 32, PG. 14)(B.C.R.)

C.B.

E.B.

P.P.

24" WHITE STOP LINE

12" WHITE LINE

12" WHITE LINE

F.I.P. 1/2"ø

ADA DETECTABLE
WARNING AND RAMP.
DETAIL AND MEASUREMENTS C–7

PEMBROKE RD

S 57 AVE

STOP

STOP SIGN
EXISTING TO REMAIN

35.00'

P.R.M.

65.00'

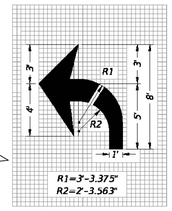
2' CURB & GUTTER

SIGN

CONC.



SPEED LIMIT SIGN
30 MPH EXISTING TO REMAIN



Turn Lane-Use Arrow
(Left Turn Shown -
Right Turn Similar)
17 S.F.



R–5–2 MUTCD EXISTING TO REMAIN

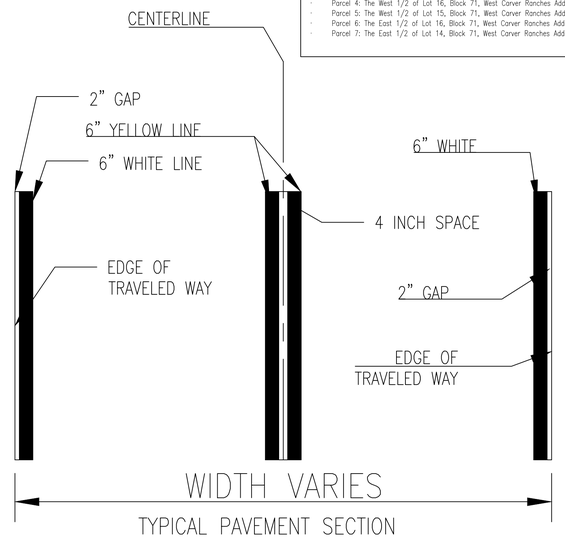


R–6.1 MUTCD EXISTING TO REMAIN
R–5.1 MUTCD EXISTING TO REMAIN

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
- Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13,thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
- Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
- Parcel 4: The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2.
- Parcel 5: The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2
- Parcel 6: The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2
- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2



TYPICAL PAVEMENT SECTION

PAVEMENT MESSAGES NOTES:

1. *Place all pavement messages 25' back from the stop line.*
2. *Dimensions are within 1" ±.*
3. *All grids are 4" x 4".*
4. *All pavement messages must be white except Route Shields and In Pavement Warning Markings.*

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1–800–432–4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SEAL

LICENSE No.63023 STATE OF FLORIDA PROFESSIONAL ENGINEER

VICTOR CERON
FLORIDA PE CIVIL
63023

8863 Fontainebleau Blvd #105
MIAMI, FLORIDA. 33174
TELEPHONE (786) 282-5292

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR CERON PE, ON 07/03/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

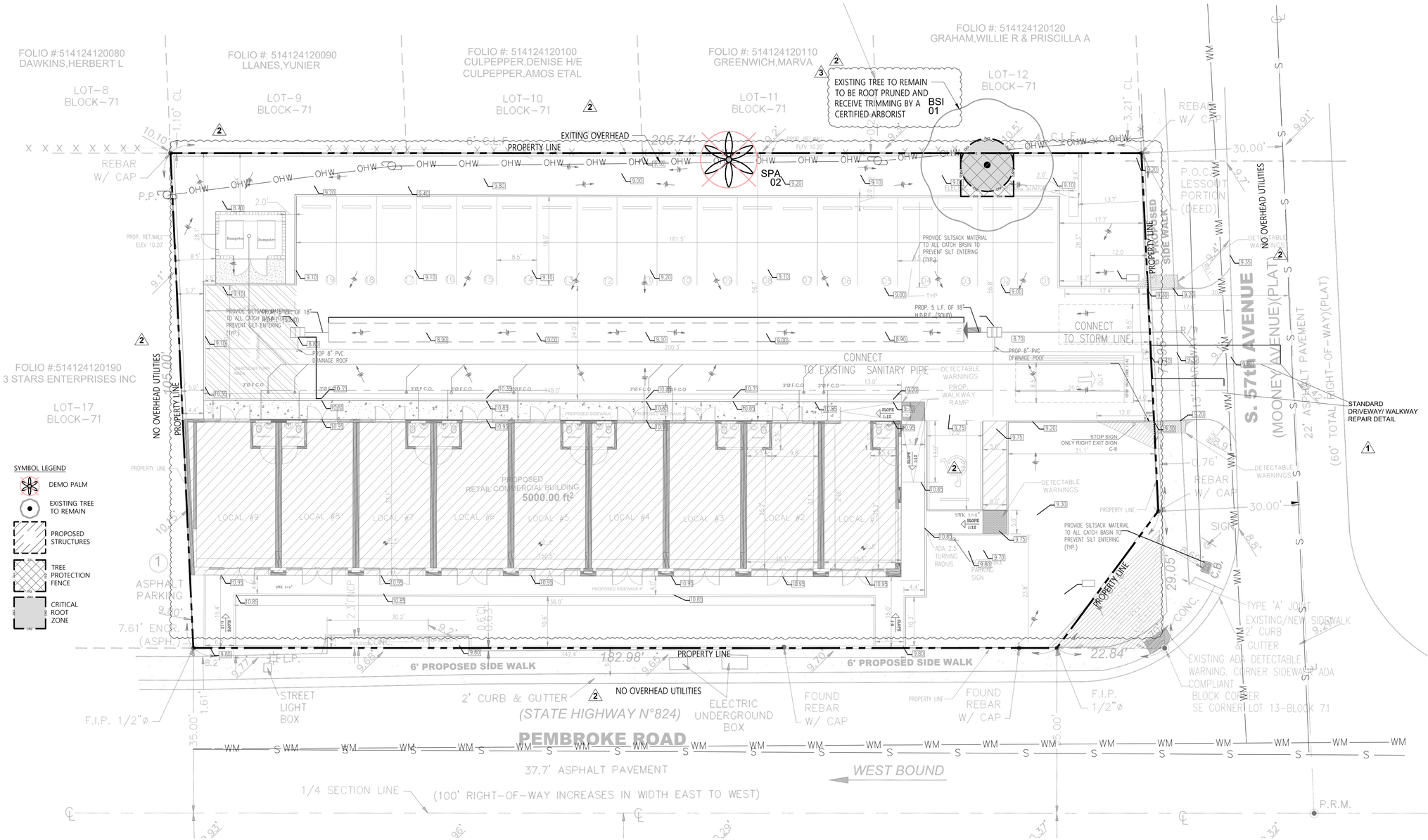
REVISIONS		
1	02/12/2024	
2	11/21/2024	
3	02/02/2025	
4	07/03/2025	

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL. 33023

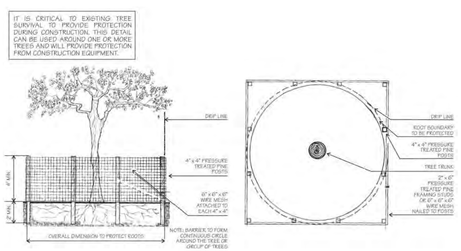
TITLE:
OFF SITE MARKING PLAN DETAILS

DRAWN BY: A.G.R.A.
DATE: 07/03/2025
SCALE : NTS

C-11



TREE PROTECTION DETAILS



WIRE MESH BARRIER DETAIL — WOOD BARRIER DETAIL PLAN

TREE PROTECTION DETAILS
Scale: N.T.S.

5701 PEMBROKE ROAD, HOLLYWOOD FL 33023 - TREE DISPOSITION

TREE NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	TPZ (FT)	CRZ (FT)	DBH (IN.)	CANOPY (AREA)	CANOPY (DIA.FT.)	HT (FT.) (AVG.)	DISPOSITION	CONDITION	NOTES
01	BSI	Gumbo Limbo	*Bursera simaruba*	14	14	20	804	32	35	Remain	Good	ROW, Specimen tree.
02	SPA	Sabal Palm	*Sabal palmetto*	N/A	N/A	N/A	113	12	10	**Remove**	Good	Under regulation size, 10' O.A. Height

NOTES:
TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.
A.PROTECTION REQUIREMENTS. DURING SITE DEVELOPMENT, PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

I.PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
II.UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
III.NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
IV.TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
V.NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
VI.UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.
VII.FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.
VIII.ROOT BARRIERS SHALL BE INSTALLED WITH THE PLANTING OF NEW TREES IN INSTANCES WHERE THERE IS A LIKELY POSSIBILITY THAT FUTURE ROOT GROWTH WILL CAUSE DAMAGE TO FOUNDATIONS, DRIVEWAYS, UTILITIES, OR OTHER INFRASTRUCTURE.

LANDSCAPE DISPOSITION PLAN
Scale: 3/32" = 1'

NORTH

INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY JULIO S. PITA FROM GAVY & ASSOCIATES, INC. LAND SURVEYORS.

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Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

1	REVISION	08.20.2024
2	REVISION	12.18.2024
3	REVISION	02.05.2025

SCALE: 0 8' 16' 32'
1/16" = 1'- 0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE DISPOSITION PLAN

REGISTERED LANDSCAPE ARCHITECT SEFORA CHAVARRIA LA 6667643 STATE OF FLORIDA
SEFORA CHAVARRIA
Digitally signed by SEFORA CHAVARRIA
Date: 2025.02.07 12:28:53 -05'00'

DRAWN BY:	SB,DC
CHECKED BY:	SC
DATE:	01.30.25

SHEET NUMBER:
L-01

GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

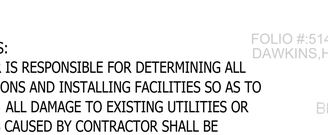
NOTE:
100% IRRIGATION COVERAGE SHALL BE PROVIDED AT TIME OF PERMITTING. TREE AND PLANT SELECTION INCORPORATES XERISCAPE PRINCIPLES.

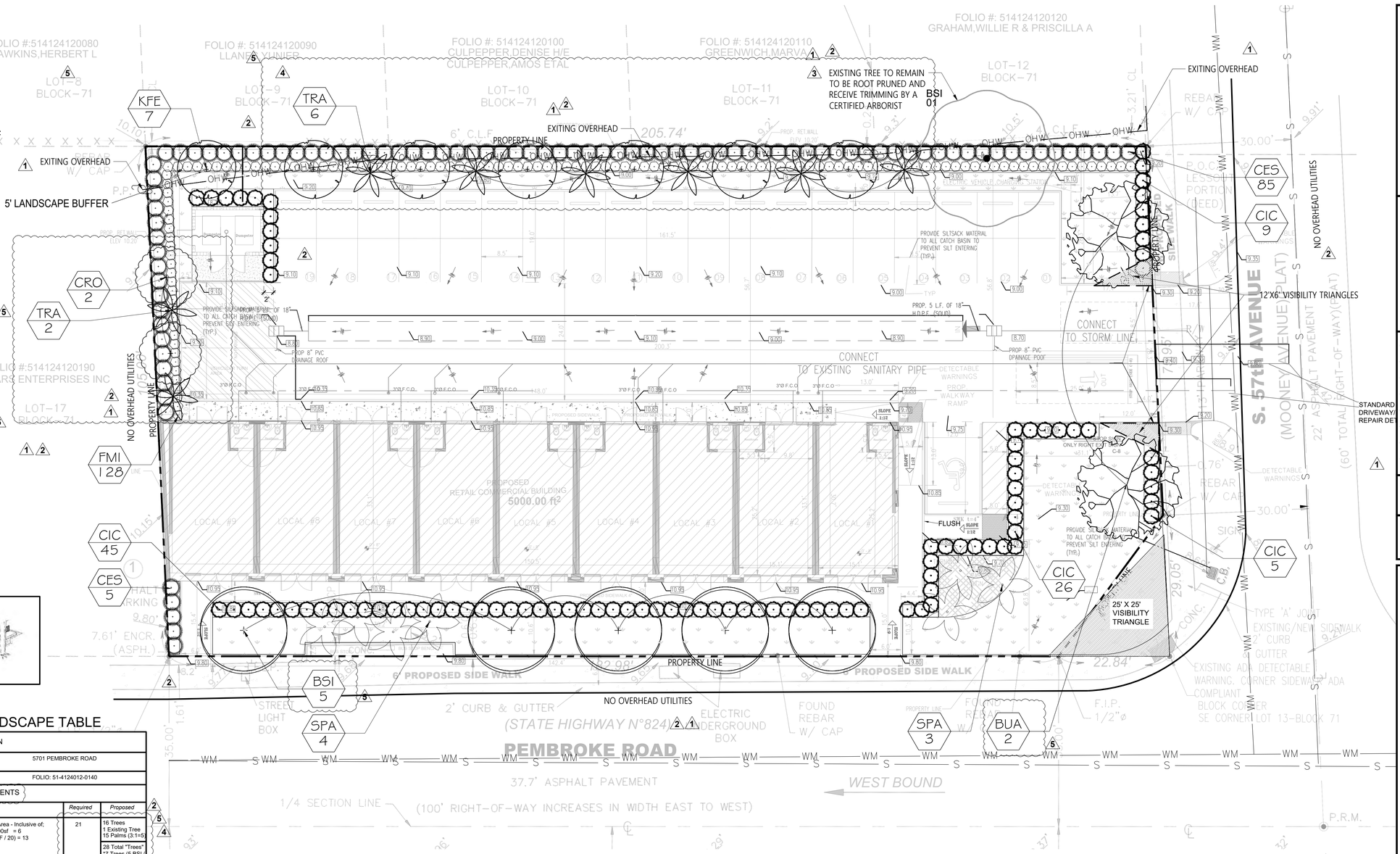
32% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA IS LANDSCAPED. NOT INCLUSIVE OF REQUIRED PERIMETER SETBACK AREAS.

Specifications for Root Barriers

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.





CITY OF HOLLYWOOD LANDSCAPE TABLE

SITE INFORMATION			
ZONE: **C3** LAND-USE: **COMMERCIAL**		5701 PEMBROKE ROAD	
Lot Area: 2,896 SF (.96 acres)		FOLIO: 51-4124012-0140	
LANDSCAPE REQUIREMENTS			
1. LOT TREE REQUIREMENTS		*Required*	*Proposed*
Lot Trees Required	**1 Tree per 1,000 sf** of Open Space Pervious Area - Inclusive of; • Pervious Open Space Total 5,468 sf / 1000sf = 6 • 5' Buffer with 1 tree per every 20 lf (261 LF / 20) = 13 • Terminal Islands - 190 SF = 2 •• 1 Tree per Terminal Island	21	16 Trees 1 Existing Tree 15 Palms (3:1=5) 28 Total "Trees" *7 Trees (5 BSI / 2 BAU count 2x)*
2. STREET TREE REQUIREMENT		*Required*	*Proposed*
Street Trees	**1 - 12' tall Street Tree per 50** linear feet of street frontage: 205.74 LF + 105 = 205.74 / 50 = 6.2 • Street planted within 7' of the property line due ROW impediments	7	7 Trees - Inclusive of the 28 total proposed lot trees
	Under Power Lines - Max Average Spacing of 25 Feet O.C. N/A	NA	
3. NATIVE TREE REQUIREMENT. 60% OF REQUIRED TREES		*Required*	*Proposed*
Native Trees Required	Required Trees 28 x 60% = 17	17	14 TREES 15 Palms (3:1=3) *19 Total "Trees"*
4. SHRUB REQUIREMENT. RATIO OF 10 PER REQUIRED TREE		*Required*	*Proposed*
Shrubs	10 X 28 = 280	280	316
5. NATIVE SHRUB REQUIREMENT. 50% OF REQUIRED SHRUBS		*Required*	*Proposed*
Native Shrubs	280 x 50% = 140	140	316
5. XERISCAPE PRINCIPLES - PROPOSED 100%			

PROPOSED GROUND LEVEL PLANT LIST
Trees + Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BUA	2	*Bulnesia arborea*	Verawood	NO	HIGH	Minimum: 16' Height OA - Min 4" DBH - 6.5' CT - Field Grown
BSI	5	*Bursera simaruba*	Gumbo Limbo	YES	HIGH	Minimum: 16' Height OA - Min 4" DBH - 6.5' CT - Field Grown
KFE	7	*Krugiodendron ferreum*	Black Ironwood	YES	HIGH	Minimum: 12' Height OA - Min 2" DBH - 4' CT - Field Grown
CRO	2	*Clusea rosea*	Pitch Apple	YES	HIGH	Minimum: 12' Height OA - Min 2" DBH - 4' CT - Field Grown
SPA	7	*Sabal Palmetto*	Sabal Palm	YES	HIGH	Minimum: 16' Height OA - Min 10" DBH - 8' CT - Field Grown - Boots on
TRA	8	*Thrinax Radiata*	Florida Thatch Palm	YES	HIGH	Minimum: 12' Height OA - Min 10" DBH - 8' CT - Field Grown - Boots on

LANDSCAPE DISPOSITION PLAN
Scale: 3/32" = 1'

NORTH

Shrubs

CES	92	*Conocarpus erectus var. sericius*	Silver Buttonwood	YES	HIGH	36" OA ht. - 36" O.C. - Grow as Hedge / Buffer
FMI	128	*Ficus microcarpa 'Green Island'*	Green Island Fig	YES	HIGH	24" OA ht. - 24" O.C.
CIC	96	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	YES	HIGH	24" OA ht. - 30" O.C.
	36	*Tripsacum dactyloides*	Fakahatchee Grass	YES	HIGH	24" ht. 30" O.C.
	3,199 sf	*Stenotaphrum secundatum*	St. Augustine Grass	YES	HIGH	Shall be well adapted to localized growing conditions.
*Mulch		Organic-Nutra Mulch				As noted on plan and to be determined by contractor

* Notes: Planting bed to be mulched - *"Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at http://www.floridayards.org/landscape/FYN-Handbook.pdf. Cypress mulch shall not be used because its harvest degrades cypress wetlands".*

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Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

1	REVISION	08.20.2024
2	REVISION	12.18.2024
3	REVISION	02.05.2025
4	REVISION	02.11.2025
5	REVISION	04.10.2025

SCALE: 0 8' 16' 32'
1/16" = 1'- 0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE PLAN GROUND LEVEL

REGISTERED LANDSCAPE ARCHITECT SEFORA CHAVARRIA LA 6667643 STATE OF FLORIDA
SEFORA CHAVARRIA
Digitally signed by SEFORA CHAVARRIA
Date: 2025.04.11 14:00:03 -04'00'

DRAWN BY: SB,DC
CHECKED BY: SC
DATE: 01.30.25

SHEET NUMBER:
L-02

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.

2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

3. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.

4. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".

5. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

6. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

7. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

9. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.

10. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

11. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

12. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.

13. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.

14. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE |STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE

15. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

16. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.

17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

18. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.

19. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

21. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.

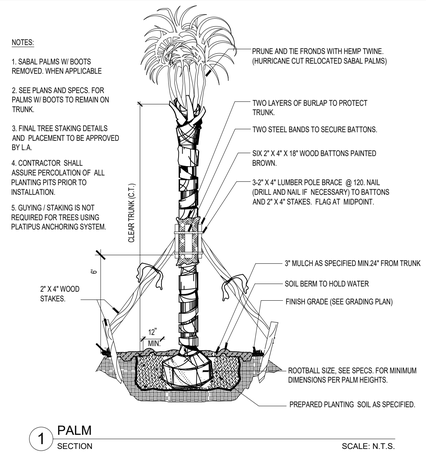
22. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

23. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.

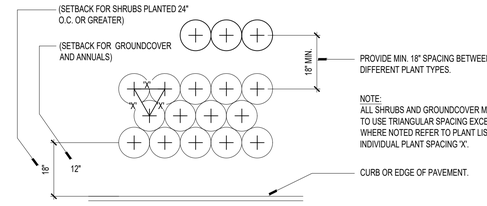
24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.

25. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

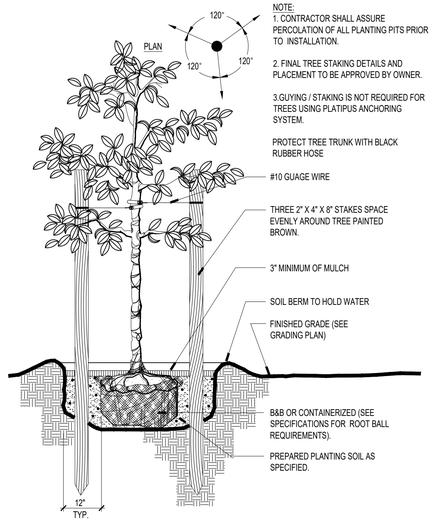
26. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



1 PALM
SECTION
SCALE: N.T.S.



2 TYPICAL PLANT SPACING
PLAN
SCALE: N.T.S.



3 SMALL TREE
SECTION
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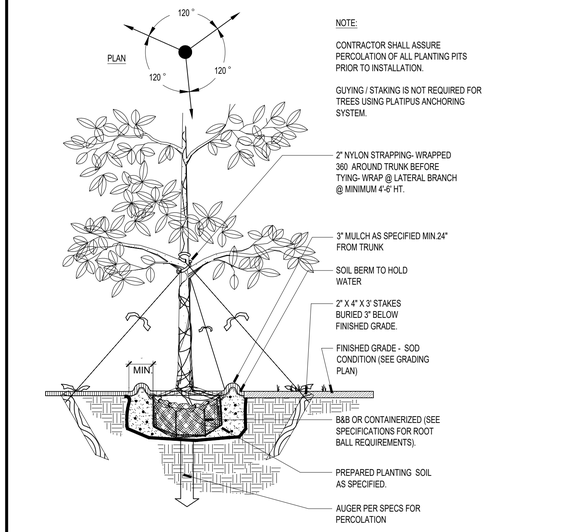

4 LARGE TREE
SECTION
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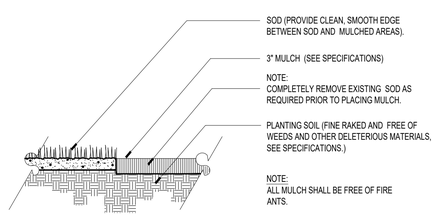

5 MULCH
SECTION
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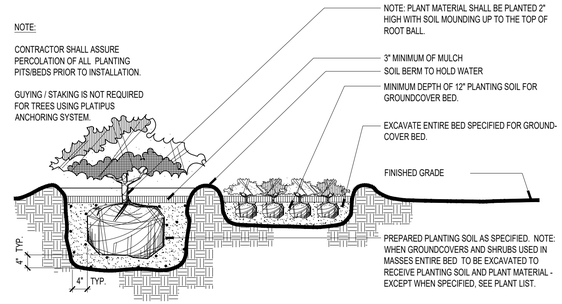


6 SHRUB AND GROUNDCOVER
SECTION
SCALE: N.T.S.

walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

SCALE: 0 8' 16' 32'
1/16" = 1'- 0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE SPECIFICATION AND DETAILS

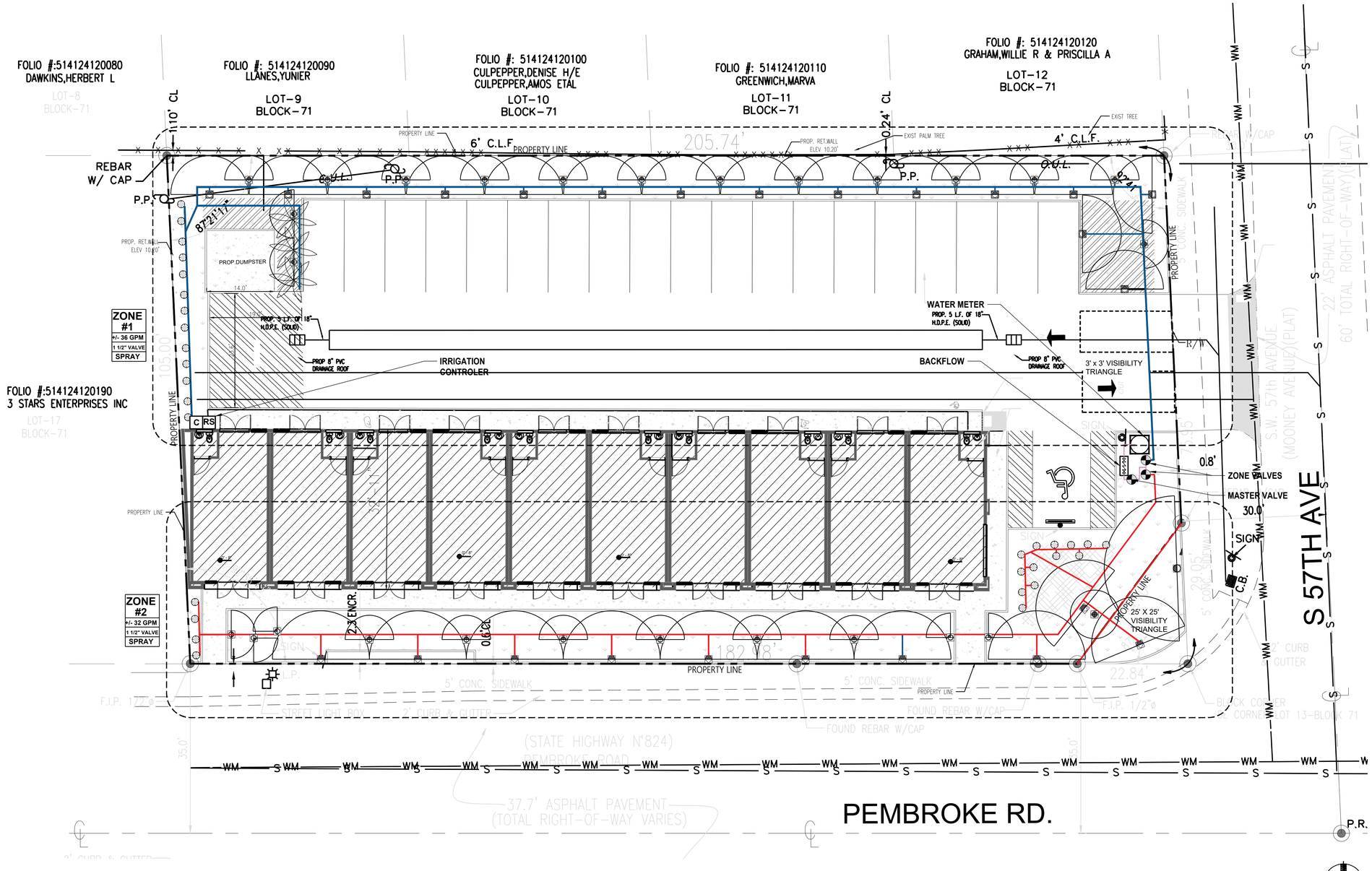
REGISTERED LANDSCAPE ARCHITECT
SEFORA CHAVARRIA
LA 6667643
STATE OF FLORIDA

SEFORA CHAVARRIA
Digitally signed by SEFORA CHAVARRIA
Date: 2025.02.07 12:29:22 -05'00'

DRAWN BY:	SB,DC
CHECKED BY:	SC
DATE:	04.08.24

SHEET NUMBER:
L-03

Xref ..\JOBS-On-Going\2022.06.22_420 NE 72 Street - Little River Townhomes\30_WALK DOC\05-CAD\LA-XREFS\TITLEBLOCK_LITTLE RIVER_sPECIFICATIONS.dwg



RAINBIRD POP UP SPRAY HEADS & ROTORS
QUARTER, HALF, FULL, RADIUS T.B.D.

- 8' RADIUS
- 10' RADIUS
- 12' RADIUS
- 15' RADIUS
- 18' RADIUS
- R.B. RCS & LCS - 15 FT
- R.B. 15SST - SIDE STRIP
- ROTOR

IRRIGATION LEGEND

- WATER SOURCE: - EXISTING 2" IRRIGATION WELL
- PROVIDE: - EXISTING 2HP PUMP STATION
- C RS — RAINBIRD ESP-LX MODULAR TIMER W/ RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER. SEE THIS SHEET FOR LOCATION
- ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN VALVE BOX
- 1 1/2" PVC Main Supply Line- Sch 40
- LATERAL LINE (Sch. 40)
- SLEEVES (Sch. 40)
- PIPE CROSSING

ZONE #1	ZONE DESIGNATION & INFORMATION
25 GPM	GALLONS PER MINUTE
1" VALVE	VALVE SIZE
SPRAY	IRRIGATION TYPE

- RAINBIRD POP UP SPRAY HEADS QUARTER, HALF, FULL, RADIUS T.B.D.
- RAINBIRD END STRIP / SIDE STRIP
- RAINBIRD BUBBLER

SPECIAL NOTES

A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

- LAWN AREA
- LANDSCAPED AREA

LANDSCAPE IRRIGATION PLAN
Scale: 3/32" = 1'

NORTH

walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

SCALE: 0 8' 16' 32'
1/16" = 1'- 0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

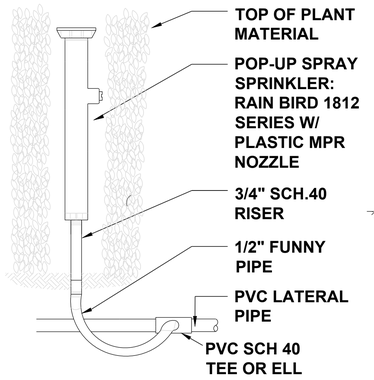
5701 RETAIL COMMERCIAL
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE IRRIGATION PLAN

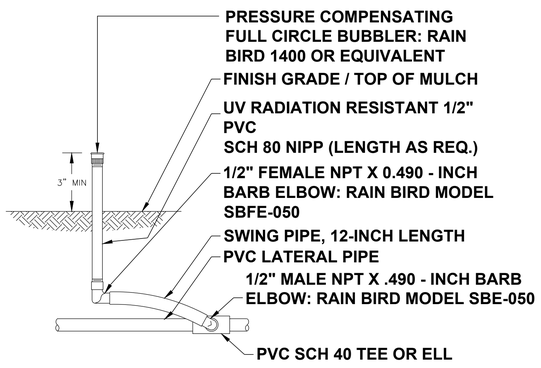
REGISTERED LANDSCAPE ARCHITECT
SEFORA CHAVARRIA
LA 6667643
STATE OF FLORIDA
SEFORA CHAVARRIA
Digitally signed by SEFORA CHAVARRIA
Date: 2024.04.09 10:30:42 -04'00'

DRAWN BY:	SB,DC
CHECKED BY:	SC
DATE:	04.08.24

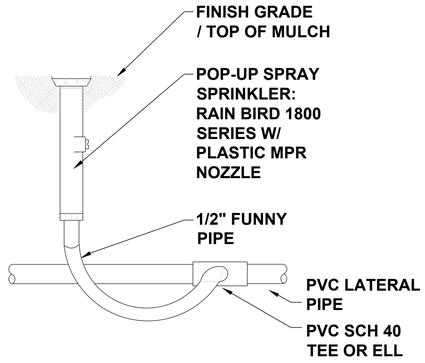
SHEET NUMBER:
IR-01



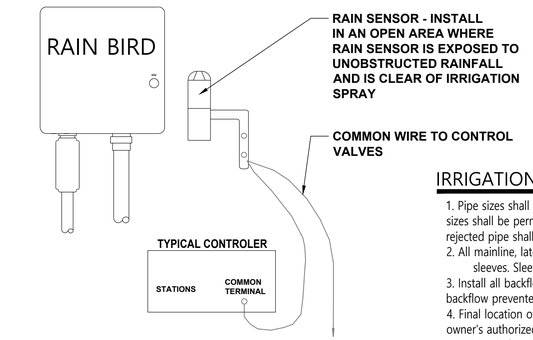
1 **12" SPRAY HEAD ON RISER**
N.T.S.



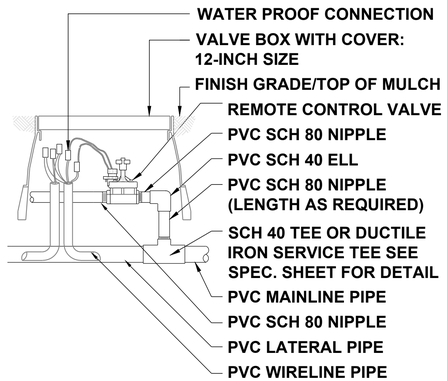
2 **PRESSURE COMPENSATING FULL-CIRCLE BUBBLER & 1400 SERIES RISER**
N.T.S.



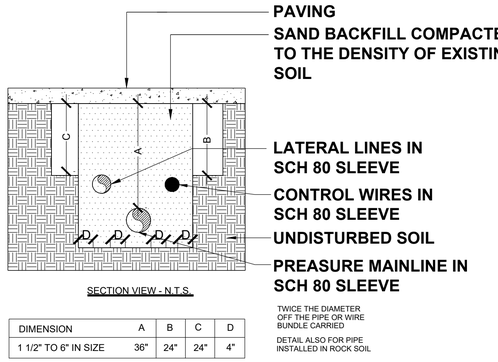
3 **POP-UP SPRAY SPRINKLER**
N.T.S.



4 **TIMER AND RAIN SENSOR**
N.T.S.



5 **REMOTE CONTROL VALVE**
N.T.S.



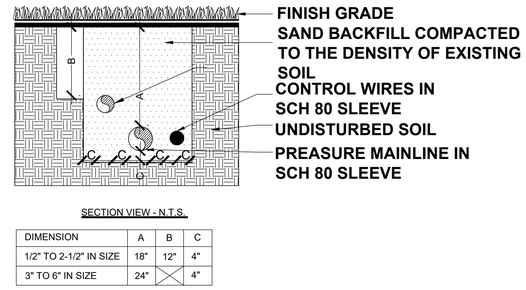
SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

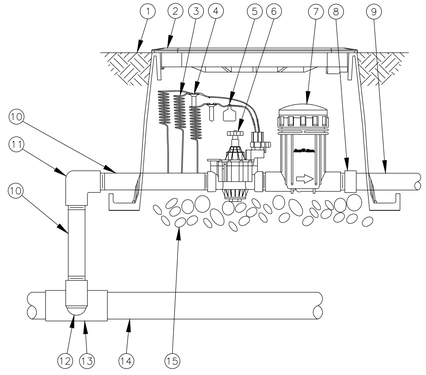
6 SLEEVE INSTALLATION
N.T.S.



SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

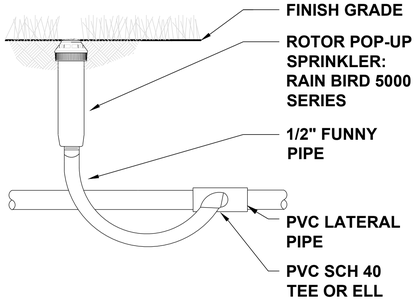
7 PIPE INSTALLATION
N.T.S.



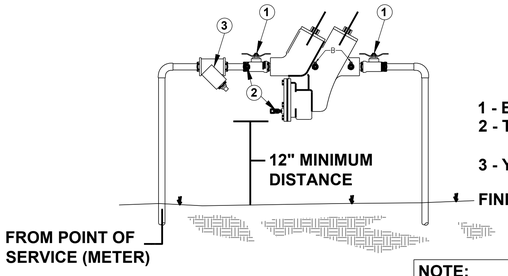
CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1

8 **N.T.S.**

1 - FINISH GRADE / TOP OF MULCH
2 - VALVE BOX WITH COVER, RAIN BIRD VB-STD
3 - 30-INCH LINEAR LENGTH OF WIRE, COILED
4 - WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5 - ID TAG
6 - REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100PRB-LC KIT
7 - PRESSURE REGULATING BASKET FILTER: PRB-100 (INCLUDED IN CZK-100-PRB-LC KIR)
8 - PVC SCH 40 FEMALE ADAPTO
9- LATERAL PIPE
10 - PVC SCH 80 NIPPLE (LENGTH AS REQ.)
11 - PVC SCH 40 ELL
12 - PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40
13 - PVC SCH 40 TEE OR ELL
14 - MAINLINE PIPE
15 - 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



9 **TURF ROTOR**
N.T.S.



10 **BACKFLOW PREVENTOR**
N.T.S.

IRRIGATION NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

LANDSCAPE and IRRIGATION NOTE
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.

2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

NOTE:
REFER TO CIVIL FOR BACKFLOW PREVENTOR SPECIFICATION AND LOCATION.

walk
Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

SCALE: 0 8' 16' 32'
1/16" = 1'- 0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE IRRIGATION DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT
SEFORA CHAVARRIA
LA 6667643
STATE OF FLORIDA

SEFORA CHAVARRIA
Digitally signed by SEFORA CHAVARRIA
Date: 2024.04.09 10:29:53 -04'00'

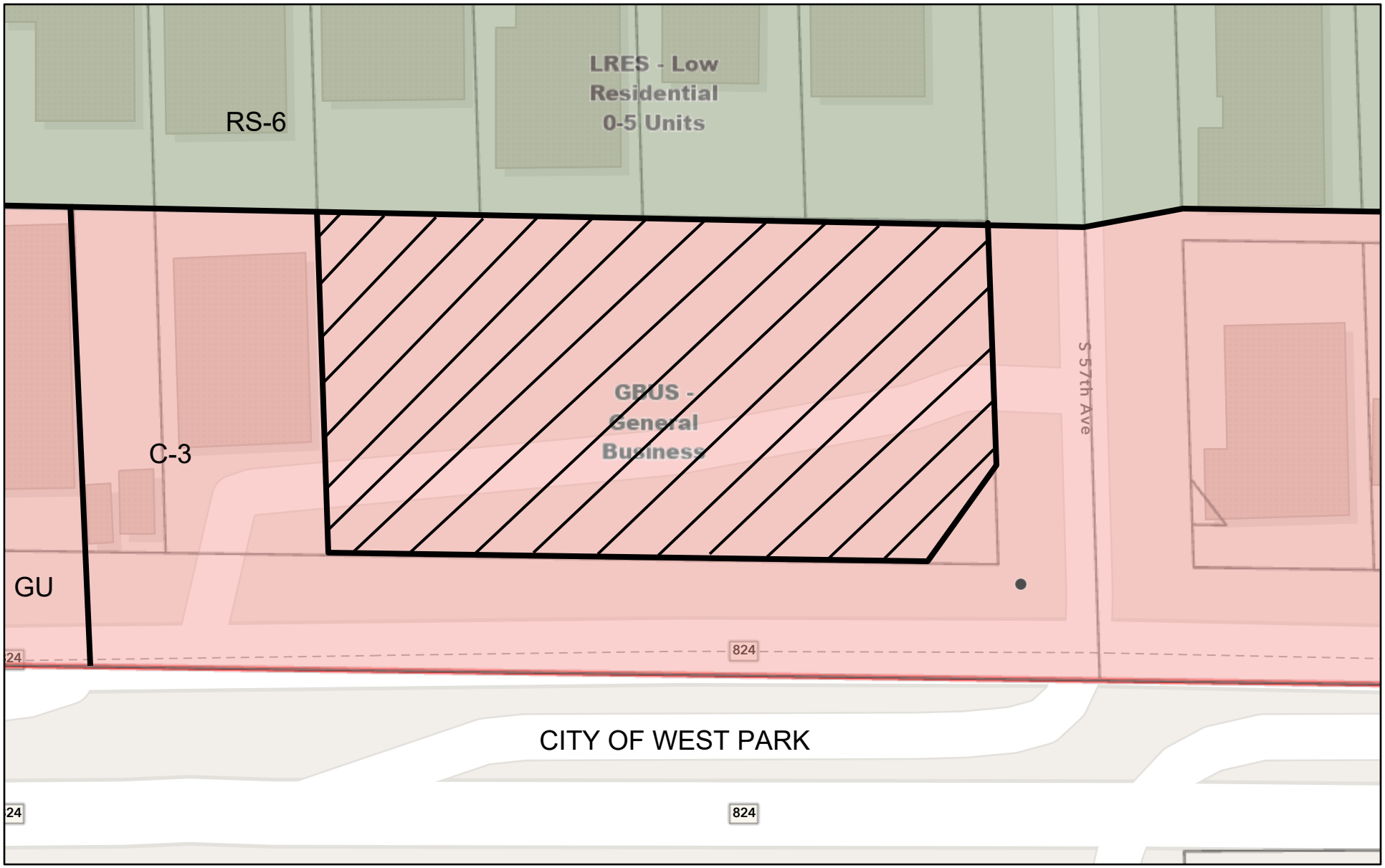
DRAWN BY:	SB,DC
CHECKED BY:	SC
DATE:	04.08.24

SHEET NUMBER:
IR-02

ATTACHMENT B

Land Use and Zoning Map

5701 Pembroke Road Folio No.: 5141-24-12-0130



Legend

- Streets
- Subject Property
- GENERAL BUSINESS (GBUS)
- LOW RESIDENTIAL (LRES)
- Zoning: RS-6 / C-3 / GU

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ArcGIS Web AppBuilder

ATTACHMENT C

Public Participation Meeting

OFFICIAL INVITATION

OB HOUSE LLC 786-532-6928

Dear homeowner, resident, or community organization.

Invitation to Virtual Community Outreach Event

We hope this letter finds you well. As a committed member of the local community, OB HOUSE LLC is excited to share important news regarding our upcoming project in your area. We are in the process of submitting an application to the City of Hollywood for the development of a commercial shopping center located at 5701 Pembroke Road.

To ensure open communication and foster a collaborative relationship with our neighbors, we are hosting a Virtual Community Outreach Event where we will provide detailed information about the project, address any concerns, and gather valuable feedback from the community.

Event Details:

- **Date:** Wednesday, Mar 27, 2024
- **Time:** 11 am.
- **Location:** Zoom Meeting
- **Agenda:**
    - Virtual Presentation of the project
    - Q&A session
    - Opportunity for community feedback

This event is an excellent opportunity for you to learn more about the project, ask questions, and share your thoughts with us. Your input is invaluable, and we genuinely appreciate the importance of community engagement in shaping the development of our shared spaces.

We look forward to your presence at the Community Outreach Event. Your insights and suggestions will play a crucial role in enhancing the overall project and ensuring that it aligns with the needs and aspirations of the community.

Please RSVP by emailing amgdevelopment@yahoo.com before Mar 26, 2024 5:00 PM

After RSVP an email with the invitation link would be provided.

Thank you for your time and consideration. We believe that by working together, we can create a project that enriches the community and contributes positively to the local environment.

Sincerely,



Alexander Mendez, Authorized Representative of OB HOUSE LLC.

To Whom It May Concern:

On behalf of OB HOUSE LLC, please review this summary of the community outreach for the proposed project in 5701 Pembroke Road, that took place on Wednesday, March 27, 2024, at 11:00 AM EST.

Fifteen days before the meeting, a sign was posted on the property to bring awareness to all residents and homeowners of our virtual meeting. As part of the requirement, we also mailed the invitations to all the required individuals, committees, and associations, satisfying the city's requirements.

Alex Mendez Jr. presented the material on Google Slides and gave detailed information on all aspects of the project. Alex also made sure to answer all the participants' questions throughout the presentation and constantly asked if there were any questions or concerns as he spoke. Multiple people assured that there were no further questions as he presented. One of the participants and homeowners asked if there would be a wall in between the houses and the development, to the north side of the proposed project, thus creating a possible alley where people could walk through. Her question was answered. It was clarified that by city code a wall is required in that area, but there would be no space in between the house and the proposed project to allow such an alley to be created. Denise also asked if there were going to be security cameras in an attempt to keep the area safe. Once more, Alex clarified that there would be security cameras, and, in addition to that, he also commented that they would not look over any private property to allow homeowners a better sense of privacy. Alex also commented that plenty of lightning would be installed on the property to prevent future crime in the area. At the end of the presentation, it was announced that if participants had any questions, they were welcome to email amgdevelopment@yahoo.com to help clarify them. Shortly after the virtual meeting, all the responses to the questions from the virtual meeting were confirmed with the developer to guarantee the accuracy of such responses.

The information above summarizes the virtual Community Outreach minutes. Please contact me if you have any further questions regarding the virtual meeting.

Sincerely,



Alexander Mendez 786-312-4813

PRESENTATION

SLIDE 1



SLIDE 2

5701 Pembroke Road



Book 26 page 36



DESCRIPTION

A RESUBDIVISION OF ALL OF "HOLLYWOOD PLACE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS THE W½ OF SE¼ OF NE¼, SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF DADE } SS

KNOW ALL MEN BY THESE PRESENTS, that WEST CARVER RANCHES, INC., a corporation organized under the laws of the STATE OF FLORIDA, owners of the hereon described lands, has caused to be made this plat of WEST CARVER RANCHES ADDITION No 2, for the purpose of subdividing the lands in the manner shown hereon. All streets and avenues are dedicated to the perpetual use of the public in fee simple forever.

IN WITNESS WHEREOF WEST CARVER RANCHES, INC., has caused this instrument to be signed by its duly authorized officers and its corporate seal to be affixed this 10th day of May 1950.

WITNESSES
Elsie C. Brooks
G. K. Kemper

WEST CARVER RANCHES, INC.
BY Carlene H. Pope
PRESIDENT
BY [illegible]
SECRETARY

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLENE H. POPE and MARY HELEN BENJAMIN, PRESIDENT and SECRETARY respectively of West Carver Ranches, Inc., and they acknowledged before me that they executed the foregoing dedication as officers of said West Carver Ranches, Inc.

WITNESS my hand and official seal at Miami, in the County of Dade, State of Florida, this 10th day of May 1950.

Elsie C. Brooks
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES
Oct. 11, 1952

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY that this plat complies with the provisions of "An Act to Regulate the Making of Surveys and Filing for Record of Maps and Plats in the State of Florida," approved by the Governor, June 11, 1925.

Ted Cabot
CLERK OF THE CIRCUIT COURT
BY Madeline Parkhurst
DEPUTY CLERK

This instrument filed for record this 6 day of June 1950, and recorded in Book 26 Plats at Page 36 RECORD VERIFIED.

Ted Cabot
CLERK OF THE CIRCUIT COURT
BY Madeline Parkhurst
DEPUTY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY that this plat of WEST CARVER RANCHES ADDITION NO 2 is a true and correct representation of a survey made by me and that permanent reference monuments have been set as indicated.

Dated at Fort Lauderdale, Florida, this 10th day of May 1950.

J. W. McLaughlin
REG. ENGINEER No 1717
REG. SURVEYOR No 167
STATE OF FLORIDA

Approved for record
COUNTY ENGINEER

WEST CARVER RANCHES

ADDITION NO. 2

BROWARD COUNTY, FLORIDA

J. W. McLAUGHLIN CIVIL ENGINEER
SCALE: 1" = 100' MAY 1950

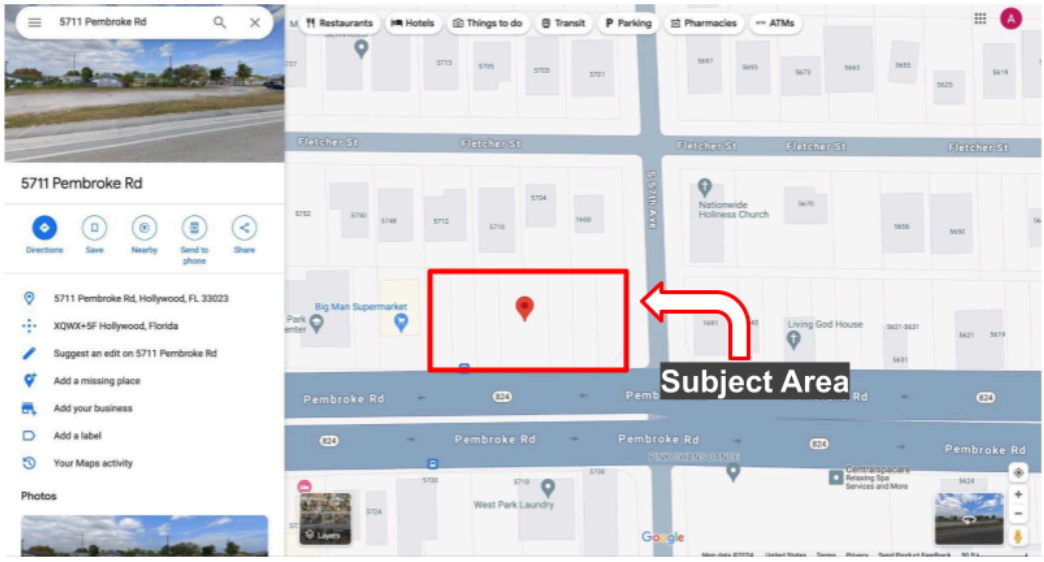
SLIDE 3

Properties/Parcels Within 500ft



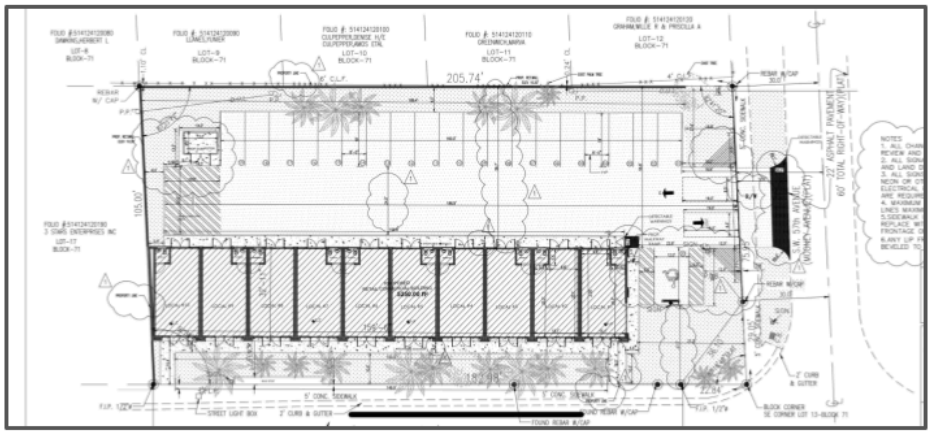
SLIDE 4

5701 Pembroke Road



SLIDE 5

SITE PLAN



SLIDE 6

INSPIRATION BOARD











SLIDE 7

RENDERS



SLIDE 8

Thank you!



ZOOM ATTENDANCE

participants_4596653626(1)

Meeting ID	Topic	Start Time	End Time	User Email	Duration (Minutes)	Participants	
4596653626	AMG DELOPMENT's Personal Meeting Room	03/27/2024 10:51:15 AM	03/27/2024 11:21:38 AM	amgdevelopment@yahoo.com	31	7	
Name (Original Name)	User Email	Total Duration (Minutes)	Guest				
AMG DEVELOPMENT (AMG DELOPMENT)	amgdevelopment@yahoo.com	31	No				
alex mendez		30	Yes				
Gabriela Pieschacon		27	Yes				
Denise Culpepper		21	Yes				
Angela Sarduy		21	Yes				
Brian		4	Yes				

How to download Zoom and join the virtual meeting?

To download and join a Zoom meeting, begin by navigating to the Zoom website or downloading the Zoom app from your device's app store. Once installed, open the Zoom application and sign in or create a Zoom account if prompted. After logging in, you can join a meeting by entering the Meeting ID provided by the meeting organizer. Alternatively, you can click on a meeting link shared with you. If prompted, allow Zoom to access your device's microphone and camera. Finally, click "Join Meeting" to enter the virtual gathering. If the meeting is password protected, enter the password provided by the organizer. Once connected, you'll be able to see and hear other participants and engage in the meeting's activities

SUBJECT AREA



FOLIO NUMBER AND ADDRESSES

FID	Shape	PARCEL NO	SITUS FULLA	ZIP CODE	ZIP4	UNIT NUMBER	CITY NAME	FOLIO NUMBER	CREATED_US	CREATED_DA	LAST_EDITE	LAST_EDI_1	GLOBAL ID
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399386	Polygon	514124090090	5659 FLAGLER ST	33023			HOLLYWOOD	514124090090	PSD	12/14/2016	BCGIS	9/19/2019	{C735164C-394B-443F-99F4-93467FFC1858}
399387	Polygon	514124090100	5655 FLAGLER ST	33023			HOLLYWOOD	514124090100	PSD	12/14/2016	BCGIS	9/19/2019	{E7340ED3-625B-4847-B6F7-321E517F6614}
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399980	Polygon	514124120380	5708 FLAGLER ST	33023			HOLLYWOOD	514124120380	PSD	12/14/2016	BCGIS	9/19/2019	{73AD5D99-CCC2-49E3-9355-A84D12D7335D}

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400002	Polygon	514124080200	5650 FLAGLER ST	33023			HOLLYWOOD	514124080200	PSD	12/14/2016	BCGIS	9/19/2019	{5AA01FB1-4212-4537-8706-FFF4133467FF}
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400345	Polygon	514124120490	5741 FLETCHER ST	33023			HOLLYWOOD	514124120490	PSD	12/14/2016	BCGIS	9/19/2019	{A6C9F231-5D93-44BB-913A-9381D9C1D58F}
400350	Polygon	514124120480	5735 FLETCHER ST	33023			HOLLYWOOD	514124120480	PSD	12/14/2016	BCGIS	9/19/2019	{27C6D4FC-8BAE-476C-8B9A-815DFA3FC050}
400353	Polygon	514124120470	5729 FLETCHER ST	33023			HOLLYWOOD	514124120470	PSD	12/14/2016	BCGIS	9/19/2019	{B38AC0E5-22A2-4837-8063-87226B58D387}
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400367	Polygon	514124120400	5701 FLETCHER ST	33023			HOLLYWOOD	514124120400	PSD	12/14/2016	BCGIS	9/19/2019	{5EEFFB46-CBF8-43DB-A559-84B1E5A185AA}
400373	Polygon	514124080250	5697 FLETCHER ST	33023			HOLLYWOOD	514124080250	PSD	12/14/2016	BCGIS	9/19/2019	{05912F59-0EB4-44C2-BC55-6B8BC23D9378}
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400389	Polygon	514124071760	5609 FLETCHER ST	33023			HOLLYWOOD	514124071760	PSD	12/14/2016	BCGIS	9/19/2019	{140BAD5C-D77D-43DF-A618-21F77EC08292}
400918	Polygon	514124120010	5744 FLETCHER ST	33023			HOLLYWOOD	514124120010	PSD	12/14/2016	BCGIS	9/19/2019	{218B12CE-1AF2-4BDD-AFDD-B921FA3FEBE7}
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400936	Polygon	514124120080	5748 FLETCHER ST	33023			HOLLYWOOD	514124120080	PSD	12/14/2016	BCGIS	9/19/2019	{4B3201F6-5F5C-4343-A172-DF6C115D7933}
400937	Polygon	514124120090	5712 FLETCHER ST	33023			HOLLYWOOD	514124120090	PSD	12/14/2016	BCGIS	9/19/2019	{A6E2DF8C-40E9-4F81-996C-93320DB93ACA}
400941	Polygon	514124120100	5710 FLETCHER ST	33023			HOLLYWOOD	514124120100	PSD	12/14/2016	BCGIS	9/19/2019	{D9EDE8DD-1A02-41C6-9E0A-3CBB55395DBF}
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402472	Polygon	514124112000	5721 SW 18th ST	33023			WEST PARK	514124112000	PSD	12/14/2016	PSD	8/16/2017	{002ED284-523F-446F-9F2A-5FE40516DB1D}
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403208	Polygon	514124111750	5730 SW	33023			WEST PARK	514124111750	PSD	12/14/2016	PSD	8/29/2017	{D08E1054-93E2-4022-B8EA-7F50C7A918CB}

			18th ST										
403212	Polygon	514124111760	5724 SW 18th ST	33023			WEST PARK	514124111760	PSD	12/14/2016	PSD	8/16/2017	{DDB63906-2032-49A4-9C6F-3373B17693BA}
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458075	Polygon	514124110090	1701 SW 57th AVE	33023			WEST PARK	514124110090	PSD	12/14/2016	PSD	8/16/2017	{38B4EA8E-0282-426D-B692-C29AE39FBA38}
458076	Polygon	514124110130	5690 PEMBROKE RD	33023	<Null>	<Null>	WEST PARK	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
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515900	Polygon	5141240090	5643 PEMBROKE RD	33023	<Null>	<Null>	HOLLYWOOD	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
515901	Polygon	5141240070	1691 W 57th AVE	33023			HOLLYWOOD	514124080070	PSD	12/14/2016	PSD	12/14/2016	{9BC3C3F4-38D7-49C2-8695-FB7D6C5B9CE1}
545301	Polygon	5141240040	5670 FLETCHER ST	33023			HOLLYWOOD	514124080040	PSD	12/14/2016	BCGIS	9/19/2019	{433F26E9-10F3-494F-BD19-F6E5A33AC9DB}
548766	Polygon	5141240050	5676 FLETCHER ST	33023	<Null>	<Null>	HOLLYWOOD	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>

INVITATION SIGN



OB HOUSE LLC

IMPORTANT NOTICE:

PUBLIC OUTREACH MEETING

DATE AND TIME: WEDNESDAY, MARCH 27. 11:00 AM

PLACE: Virtual Zoom Meeting

REGISTRATION BY EMAIL: Amgdevelopment@yahoo.com

Link would be provided after email registration!

For more information contact: Alex Mendez 786-532-6928

CERTIFICATION LETTER

Certification Letter

City of Hollywood

Date: April 1, 2024

Applicant: OB HOUSE LLC.

Address or General Location: 5701 Pembroke Road, Hollywood, Florida 33907

This letter confirms that a Community Gathering notice sign, compliant with the City of Hollywood approval standards, has been affixed on the property. The sign was displayed on March 13, 2024.

Additionally, this letter confirms that the enclosed list of property proprietors has been compiled using the most recent tax assessment rolls provided by the Broward County Assessor's Office as of March 13, 2024. This list encompasses all properties situated within a 500-foot radius from each boundary line of the specified property in compliance with the regulations.

Lastly, this letter verifies that the attached Community Gathering announcement was dispatched to the individuals listed as property owners and the relevant civic association. The notification was dispatched on March 13, 2024.

Thank You,

ODALYS RODRIGUEZ
NOTARY PUBLIC
MY COMMISSION
EXPIRES 8-11-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 251585

Angela Sarduy
Real Estate Agent
Lic #3399019

Sworn & Subscribed before
Me this 12 day of April, 2024.
She is personally known to me.

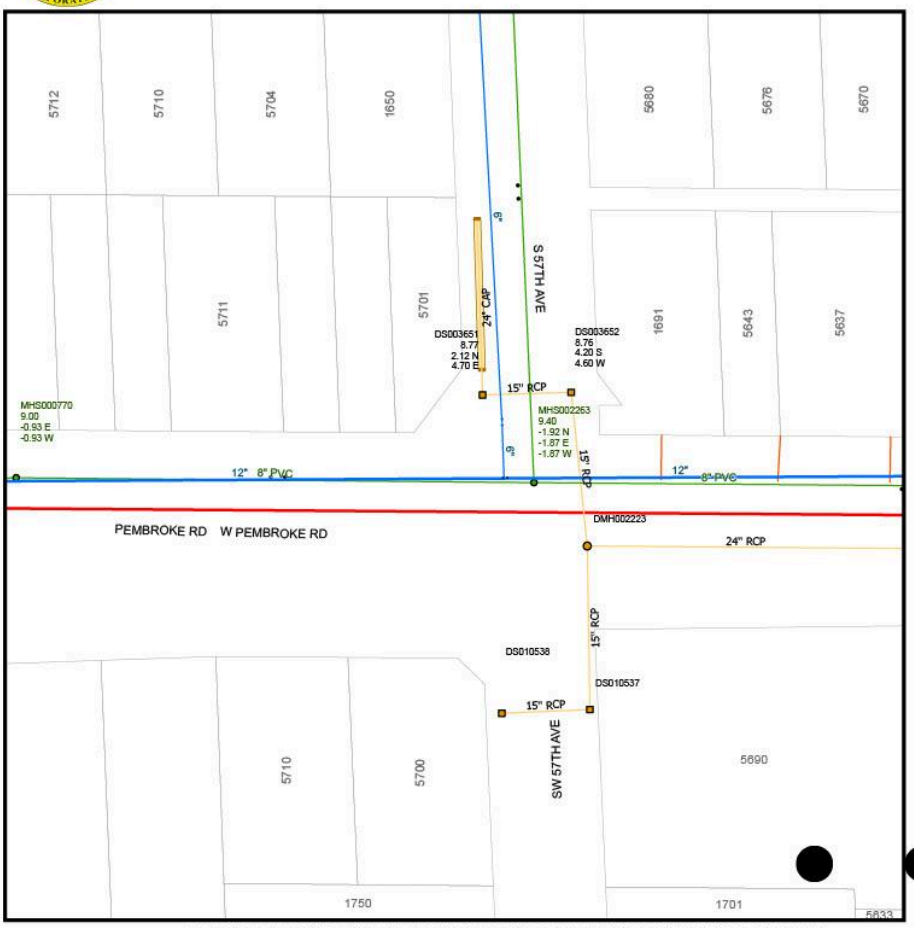
HOMEOWNER'S NAME	SITUSFULLA	ZIPCODE	CITYNAME
PINZON, KEN	5861 PEMBROKE RD	33023	HOLLYWOOD
ABDALA, ALEX	5731 FLAGLER ST	33023	HOLLYWOOD
SANCHEZ, ANA EMERITA	5729 FLAGLER ST	33023	HOLLYWOOD
LOVETTE, MATTHEW	5751 FLAGLER ST	33023	HOLLYWOOD
LOVETTE, MATTHEW	5701 FLAGLER ST	33023	HOLLYWOOD
ALOUSH, ELIYAHU	5685 FLAGLER ST	33023	HOLLYWOOD
DILWORTH, ARTHUR	5663 FLAGLER ST	33023	HOLLYWOOD
WALDEN, LORENZO	5659 FLAGLER ST	33023	HOLLYWOOD
JOSEPH, TERRY	5655 FLAGLER ST	33023	HOLLYWOOD
	5706 FLAGER ST	33023	HOLLYWOOD
	5738 FLAGLER ST	33023	HOLLYWOOD
MORNING, MALEKA	5736 FLAGLER ST	33023	HOLLYWOOD
PARISH, LUVENIA	5734 FLAGLER ST	33023	HOLLYWOOD
WHIPPLE, GLORIA J	5728 FLAGLER ST	33023	HOLLYWOOD
WILLIAMS, INELL	5720 FLAGLER ST	33023	HOLLYWOOD
MCKINNEY, OLGA	5712 FLAGLER ST	33023	HOLLYWOOD
MACK, DORIS	5708 FLAGLER ST	33023	HOLLYWOOD
MARCUS, MODI	1601 S 57 AVE	33023	HOLLYWOOD
HARRIOTT, TREVOR	5680 FLAGLER ST	33023	HOLLYWOOD
ANDERSON, JONATHAN	5660 FLAGLER ST	33023	HOLLYWOOD
CONTRELLE, ANTHONY WILLIAMS	5632 FLAGLER ST	33023	HOLLYWOOD
HERNANDEZ, HECTOR M	5650 FLAGLER ST	33023	HOLLYWOOD
MCKINNEY, ALLAN JR	5644 FLAGLER ST	33023	HOLLYWOOD
GONZALEZ LORENZO, MARILYN	5628 FLAGLER ST	33023	HOLLYWOOD
WILSON, JULIA	5620 FLAGLER ST	33023	HOLLYWOOD
WITHERSPOON, DANETTE	5747 FLETCHER ST	33023	HOLLYWOOD
BURTON, RACHEL	5741 FLETCHER ST	33023	HOLLYWOOD
BELLEFLEUR, JEAN	5735 FLETCHER ST	33023	HOLLYWOOD
BEASON, NORRENE	5729 FLETCHER ST	33023	HOLLYWOOD
FREILICH, GISELA	5727 FLETCHER ST	33023	HOLLYWOOD
PATINO, HERBERT	5721 FLETCHER ST	33023	HOLLYWOOD
JNO-BAPTISTE, CATHERINE	5715 FLETCHER ST	33023	HOLLYWOOD
HENRY, LAVERNE	5705 FLETCHER ST	33023	HOLLYWOOD
DALLAS, TANNER	5703 FLETCHER ST	33023	HOLLYWOOD
ELZY, TERRI L	5701 FLETCHER ST	33023	HOLLYWOOD
THERVIL, JEAN RENAUD	5697 FLETCHER ST	33023	HOLLYWOOD

BROWN, CARLINE A	5693 FLETCHER ST	33023	HOLLYWOOD
FREEDMAN, ERNEST	5673 FLETCHER ST	33023	HOLLYWOOD
NELSON, ANTHONY	5665 FLETCHER ST	33023	HOLLYWOOD
MAXI, MARIE F	5655 FLETCHER ST	33023	HOLLYWOOD
LAURENT, RODELINE	5625 FLETCHER ST	33023	HOLLYWOOD
SARKISYAN, ARTEM	5619 FLETCHER ST	33023	HOLLYWOOD
CHARLESTON, JHONNY P	5613 FLETCHER ST	33023	HOLLYWOOD
FOX, DOSHA	5609 FLETCHER ST	33023	HOLLYWOOD
HANNA, SEAN IMAN	5744 FLETCHER ST	33023	HOLLYWOOD
ARNOLD, ROSA	5742 FLETCHER ST	33023	HOLLYWOOD
PURAN, KISSOON	5740 FLETCHER ST	33023	HOLLYWOOD
FEVRIER, DAVIDSON	5738 FLETCHER ST	33023	HOLLYWOOD
JARAMILLO, EMISAEL JOSE	5732 FLETCHER ST	33023	HOLLYWOOD
DORVIL, MARIE ANGE	5750 FLETCHER ST	33023	HOLLYWOOD
DAWKINS, HERBERT L	5748 FLETCHER ST	33023	HOLLYWOOD
LLANES, YUNIER	5712 FLETCHER ST	33023	HOLLYWOOD
CULPEPPER, DENISE	5710 FLETCHER ST	33023	HOLLYWOOD
GREENWICH, MARVA	5704 FLETCHER ST	33023	HOLLYWOOD
GRAHAM, WILLIE	1650 S 57th AVE	33023	HOLLYWOOD
	5680 FLETCHER ST	33023	HOLLYWOOD
FERIA, DEYVIS MARIANELA	5656 FLETCHER ST	33023	HOLLYWOOD
ROBINSON, EMMA M	5650 FLETCHER ST	33023	HOLLYWOOD
JOSEPH	5634 FLETCHER ST	33023	HOLLYWOOD
HALL, MARY ROSE	5616 FLETCHER ST	33023	HOLLYWOOD
YOUNG, CHARLES	5612 FLETCHER ST	33023	HOLLYWOOD
VARGAS, LYDZAMADIA	5749 PEMBROKE RD	33023	HOLLYWOOD
HARVEY, ENID	5735-41 PEMBROKE RD	33023	HOLLYWOOD
JANNIERE, MERCEDES JULIETA	5725 PEMBROKE RD	33023	HOLLYWOOD
FUENTES, FRANKIE D	5710 PEMBROKE RD	33023	WEST PARK
ALOUSH, ELIYAHU	5700 PEMBROKE RD	33023	WEST PARK
HARRIS, DARWIN L	5624 PEMBROKE RD	33023	WEST PARK
FUENTES, FRANKIE D	5720 PEMBROKE RD	33023	WEST PARK
HARRIS, DARWIN L	5622 PEMBROKE RD	33023	WEST PARK
WRIGHT, RICKY	5616 PEMBROKE RD	33023	WEST PARK
SAMUEL MISHELE	5612 PEMBROKE RD	33023	WEST PARK
ALOUSH, ELIYAHU	5724 PEMBROKE RD	33023	WEST PARK
ALOUSH, ELIYAHU	5730 PEMBROKE RD	33023	WEST PARK
BURRION, OTTO	5740 PEMBROKE RD	33023	WEST PARK
BROWN, LEONARD	5744 PEMBROKE RD	33023	WEST PARK

HOME DEPOT	1951 S STATE ROAD 7	33023	WEST PARK
PIERRE, MYREILLE JEAN	1750 SW 57 AVE	33023	WEST PARK
ZANGI, AVI	5633 SW 18 ST	33023	WEST PARK
DAWKINS, HERBERT L	5631 SW 18 ST	33023	WEST PARK
LILLIAN B PERRY TR	5629 SW 18 ST	33023	WEST PARK
OUTLER, JAMES III	5625 SW 18 ST	33023	WEST PARK
MONTGOMERY, IDA	5621 SW 18 ST	33023	WEST PARK
COX, KIM	5617 SW 18 ST	33023	WEST PARK
NICHOLAS, MALCOLM	5737 SW 18 ST	33023	WEST PARK
DAWKINS, HERBERT L	5733 SW 18 ST	33023	WEST PARK
DAWKINS, HERBERT L	5729 SW 18 ST	33023	WEST PARK
ALLEN, ALTAMESE	5725 SW 18th ST	33023	WEST PARK
ANTUS, MYRLANDE	5721 SW 18th ST	33023	WEST PARK
WILSON, EVERETT	5717 SW 18 ST	33023	WEST PARK
KRESPY, KARMITH	1718 SW 57 AVE	33023	WEST PARK
GARCIA, MARIA JOSE	1715 SW 57 AVE	33023	WEST PARK
TERVIL, NAPO	5635 SW 18 ST	33023	WEST PARK
WILLIAMS, DORA MAE	5738 SW 18 ST	33023	WEST PARK
PHILOGENE, WILDA JOSEPH	5736 SW 18 ST	33023	WEST PARK
DURAINE, FRANCOISE	5732 SW 18th ST	33023	WEST PARK
FLORRIE WHITTAKER	5730 SW 18th ST	33023	WEST PARK
JEAN, JOHNSON	5724 SW 18th ST	33023	WEST PARK
WHITTAKER, ELVIRA	5720 SW 18 ST	33023	WEST PARK
WADE, EVELENA	5704 SW 18 ST	33023	WEST PARK
LEWIN, JOSEPH	5702 SW 18 ST	33023	WEST PARK
HILL, LUTHER	1800 SW 57 AVE	33023	WEST PARK
THERMIDOR, ANSELET	1801 SW 57 AVE	33023	WEST PARK
KERSELLIUS, JAMIELA M	5636 SW 18 ST	33023	WEST PARK
BARRIOS, ANA	5632 SW 18 ST	33023	WEST PARK
WOOTEN, LYNNESSA	1810 SW 57 AVE	33023	WEST PARK
BROWN, ROSE	1811 SW 57 AVE	33023	WEST PARK
SEYMOUR, DALLAS	1808 SW 57 AVE	33023	WEST PARK
SMITH, DENEISHA	5743 SW 18 ST	33023	WEST PARK
MOHADED, HUGO	5745 SW 18 ST	33023	WEST PARK
FERNANDEZ WILKES	5690 PEMBROKE RD	33023	WEST PARK
DWAYNE, PARRISH L	5601 PEMBROKE RD	33023	HOLLYWOOD
BULLARD, SIMALENE	5619 PEMBROKE RD	33023	HOLLYWOOD
TUCKER, GLENDON	5621-5631 PEMBROKE RD	33023	HOLLYWOOD
JACKSON, MELBOURNE	5637 PEMBROKE RD	33023	HOLLYWOOD

MATHIS, EMMER	5643 PEMBROKE RD	33023	HOLLYWOOD
	1691 W 57th AVE	33023	HOLLYWOOD
RAMOS, JOSE	5670 FLETCHER ST	33023	HOLLYWOOD
EMMER, RYAN	5676 FLETCHER ST	33023	HOLLYWOOD

CITY OR CIVIC ASSOCIATION NAME	SITUSFULLA	ZIPCODE	CITYNAME
CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	5749 FLETCHER ST	33023	HOLLYWOOD
CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	5731 PEMBROKE RD	33023	HOLLYWOOD
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	1701 SW 57th AVE	33023	WEST PARK
HOLLYWOOD HILLS CIVIC ASSOCIATION	PO Box 81-6044; 108 N. 33RD CT	33081	HOLLYWOOD
LAWN ACRES CIVIC ASSOCIATION	5642 JEFFERESON ST	33023	HOLLYWOOD
ORANGEBROOK CIVIC ASSOCIATION	PO Box 81-6044; 108 N. 33RD CT	33081	HOLLYWOOD



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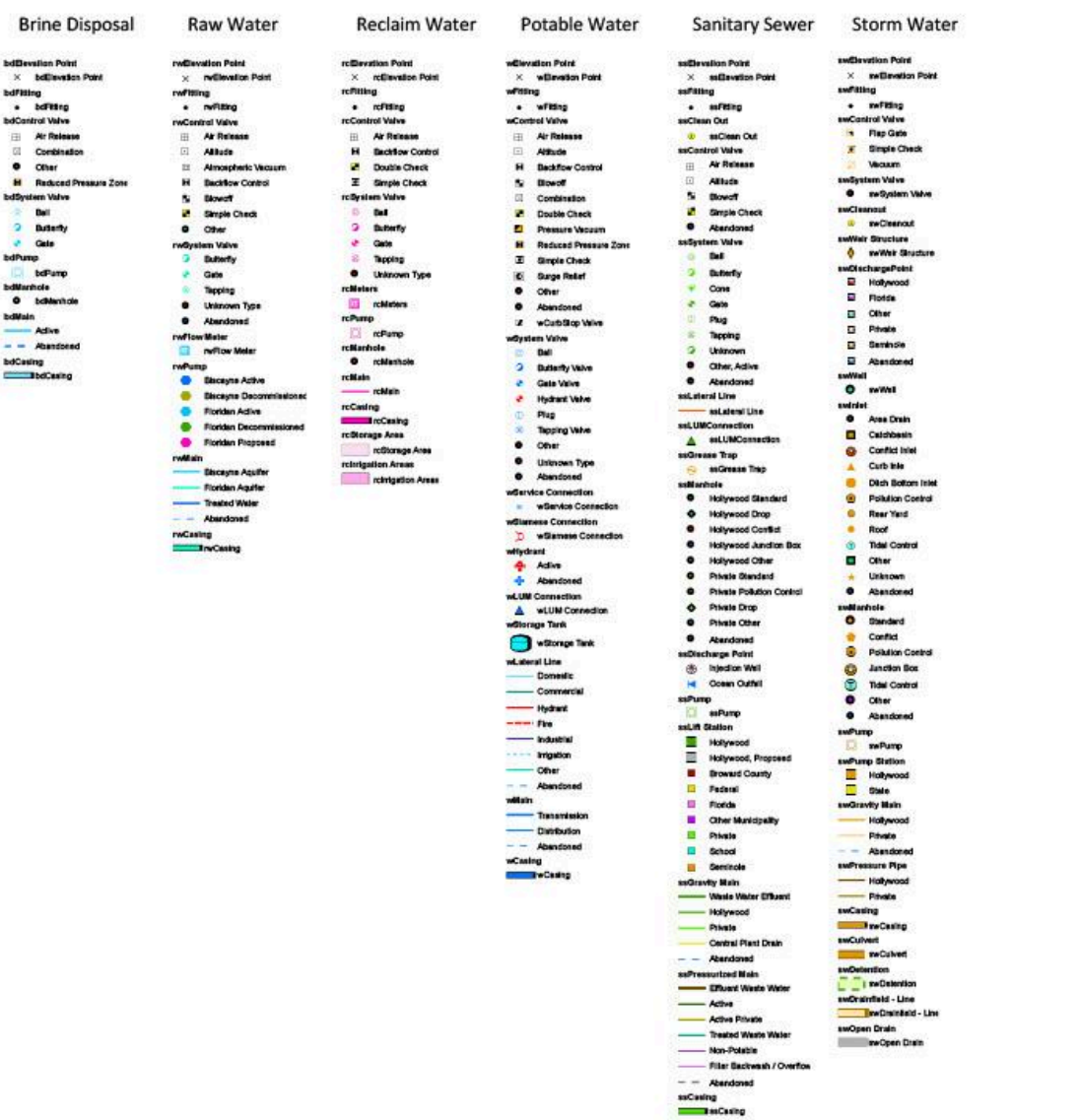
INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.

CITY OF HOLLYWOOD, FLORIDA - DEPARTMENT OF PUBLIC UTILITIES

LEGEND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Air Release
Combination
Other
Reduced Pressure Zone
bdSystem Valve
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Butterfly
Gate
bdPump
bdPump
bdManhole
bdManhole
bdMain
Active
Abandoned
bdCasing
bdCasing
Raw Water
rwElevation Point
rwElevation Point
rwFitting
rwFitting
rwControl Valve
Air Release
Altitude
Atmospheric Vacuum
Backflow Control
Blowoff
Simple Check
Other
rwSystem Valve
Butterfly
Gate
Tapping
Unknown Type
Abandoned
rwFlowMeter
rwFlow Meter
rwPump
Biscayne Active
Biscayne Decommissioned
Floridan Active
Floridan Decommissioned
Floridan Proposed
rwMain
Biscayne Aquifer
Floridan Aquifer
Treated Water
Abandoned
rwCasing
rwCasing
Reclaim Water
rcElevation Point
rcElevation Point
rcFitting
rcFitting
rcControl Valve
Air Release
Backflow Control
Double Check
Simple Check
rcSystem Valve
Ball
Butterfly
Gate
Tapping
Unknown Type
rcMeters
rcMeters
rcPump
rcPump
rcManhole
rcManhole
rcMain
rcMain
rcCasing
rcCasing
rcStorage Area
rcStorage Area
rcIrrigation Areas
rcIrrigation Areas
Potable Water
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wElevation Point
wFitting
wFitting
wControl Valve
Air Release
Altitude
Backflow Control
Blowoff
Combination
Double Check
Pressure Vacuum
Reduced Pressure Zone
Simple Check
Surge Relief
Other
Abandoned
wCurbStop Valve
wSystem Valve
Ball
Butterfly Valve
Gate Valve
Hydrant Valve
Plug
Tapping Valve
Other
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Active
Abandoned
wLUM Connection
wLUM Connection
wStorage Tank
wStorage Tank
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Domestic
Commercial
Hydrant
Fire
Industrial
Irrigation
Other
Abandoned
wMain
Transmission
Distribution
Abandoned
wCasing
wCasing
Sanitary Sewer
ssElevation Point
ssElevation Point
ssFitting
ssFitting
ssClean Out
ssClean Out
ssControl Valve
Air Release
Altitude
Blowoff
Simple Check
Abandoned
ssSystem Valve
Ball
Butterfly
Cone
Gate
Plug
Tapping
Unknown
Other, Active
Abandoned
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ssLateral Line
ssLUMConnection
ssLUMConnection
ssGrease Trap
ssGrease Trap
ssManhole
Hollywood Standard
Hollywood Drop
Hollywood Conflict
Hollywood Junction Box
Hollywood Other
Private Standard
Private Pollution Control
Private Drop
Private Other
Abandoned
ssDischarge Point
Injection Well
Ocean Outfall
ssPump
ssPump
ssLift Station
Hollywood
Hollywood, Proposed
Broward County
Federal
Florida
Other Municipality
Private
School
Seminole
ssGravity Main
Waste Water Effluent
Hollywood
Private
Central Plant Drain
Abandoned
ssPressurized Main
Effluent Waste Water
Active
Active Private
Treated Waste Water
Non-Potable
Filter Backwash / Overflow
Abandoned
ssCasing
ssCasing
Storm Water
swElevation Point
swElevation Point
swFitting
swFitting
swControl Valve
Flap Gate
Simple Check
Vacuum
swSystem Valve
swSystem Valve
swCleanout
swCleanout
swWeir Structure
swWeir Structure
swDischargePoint
Hollywood
Florida
Other
Private
Seminole
Abandoned
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swWell
swInlet
Area Drain
Catchbasin
Conflict Inlet
Curb Inlet
Ditch Bottom Inlet
Pollution Control
Rear Yard
Roof
Tidal Control
Other
Unknown
Abandoned
swManhole
Standard
Conflict
Pollution Control
Junction Box
Tidal Control
Other
Abandoned
swPump
swPump
swPump Station
Hollywood
State
swGravity Main
Hollywood
Private
Abandoned
swPressure Pipe
Hollywood
Private
swCasing
swCasing
swCulvert
swCulvert
swDetention
swDetention
swDrainfield - Line
swDrainfield - Line
swOpen Drain
swOpen Drain

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 5_2025 0812

Agenda Date:	8/12/2025
To:	Planning and Development Board
Title:	FILE NO.: 23-DP-26 APPLICANT: AVIA & SAM LLC LOCATION: 2420-2430 Lincoln Street REQUEST: Design and Site Plan for an 8-unit residential development located in the RM-18 Zoning District.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE: 23-DP-26**

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Design and Site Plan for a new 8-unit residential development within the RM-18 Zoning District located at 2420-2430 Lincoln Street.

REQUEST:

Design and Site Plan for a new 8-unit residential development within the RM-18 Zoning District located at 2420-2430 Lincoln Street.

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if the Design is granted with the following conditions:

1. The applicant shall work with the Division of Planning and Urban Design to improve the design by:
    a. Refining the building's design on the front façade facing Lincoln Street so that the PVC panels are aligned more cohesively.

    b. Revise the proposed design and site plan to reflect pedestrian pathways and improve the landscape to enhance the public realm while ensuring the design is consistent with the proposed landscape plan.

BACKGROUND

The subject property, located at 2420-2430 Lincoln Street is approximately 0.47 acres, situated within the 'Medium High Density Multiple Family' zoning district (RM-18). The purpose of the Medium High Density Multiple Family zoning district is to guide the development and redevelopment of multiple-family residential buildings and hotels.

The subject property is currently vacant and is accessible from Lincoln Street. The property was previously used to accommodate a one-story apartment complex before being demolished in 2024. The parcel is surrounded by mostly apartment complexes of one and two-story varieties. It's important to note that although the development site falls within the Medium High Density Multiple Family district, it's located less than 300 feet from the Regional Activity Center.

REQUEST

The proposed residential development offers eight three-story townhouse units, with a total building height of approximately 33 feet. The townhouse development has a proposed gross floor area of 13,400 sq ft, with each unit having a total living space of ~1675 sq ft.

The architectural elements of the building are contemporary in nature, featuring a façade with various color stucco finishes and lined with PVC panels. The townhomes are articulated by creating depth through the rhythmic positioning of windows and doors, and various other visual interests. The design includes the use of glazed windows, aluminum railings, and the building is lined with patterns of PVC paneling. Units include an array of porches and terraces. The landscape plan incorporates a variety of native plant material.

The Applicant has worked with the Staff and has complied with the requests of the Technical Advisory Committee to ensure that all applicable regulations are met. Accordingly, the Applicant requests Design and Site Plan approval from the Planning and Development Board for the 8-unit residential development. The proposed development maximizes the highest and best use of the site, in conformity with the Multifamily district. The Development of this site enhances the neighborhood, provides gentle intensification while ensuring the proposed residential development remains harmonious with neighboring properties.

SITE Information

Owner/Applicant:	Avia & SAM LLC
Address/Location:	2420-2430 Lincoln Street
Net Size of Property:	20,521 square feet (0.47 acres)
Land Use:	Medium (16) Residential (MRES)
Zoning:	Medium-High Density Multiple Family (RM-18)
Present Use of Land:	Multi-Family Residential
Year Built:	1946
Gross Floor Area:	13,400 sq. ft.
Average Unit Size:	1675 sq. ft.
Parking:	18 Spaces

ADJACENT LAND USE

North:	Medium (16) Residential (MRES)
South:	Medium (16) Residential (MRES)
East:	Medium (16) Residential (MRES)
West:	Medium (16) Residential (MRES)

ADJACENT ZONING

North:	Medium-High Density Multiple Family (RM-18)
South:	Medium-High Density Multiple Family (RM-18)
East:	Medium-High Density Multiple Family (RM-18)
West:	Medium-High Density Multiple Family (RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium Residential Land Use area which is characterized by residential uses with a density between 10 and 16 units per gross acre. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The surrounding community has a mix of commercial and vacant land.

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Policy 4.9: Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW. 15 AND CW.19).

Policy 4.10: Improve visual qualities when undertaking new construction and building rehabilitation and place utility lines underground, when feasible. (CWMP Policy CW.16)

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination. (see Comprehensive Plan, page LU-76).*

Objective 4 provides for improved architectural and streetscape design standards. Policy 4.10 Place a priority on protecting, preserving and enhancing residential neighborhoods. The proposed development provides an increase in density from 4 dwelling units on the 0.47-acre parcel to 8 units with a density of 18 units per acre.

The proposed development consists of intensifying an existing low-density residential underutilized parcel located within the North Central Hollywood neighborhood in the central portion of the city. Objective 5 of the Comprehensive Plan provides for appropriate infill redevelopment through the use of improved architectural and streetscape standards. The proposal provides a contemporary architectural design with different materials implemented to articulate the building's side façade to appropriately face Lincoln Street. The proposal also includes enhanced landscaping along Lincoln Street, including native vegetation.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 3, geographically defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south, and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. The proposed request is consistent with the City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: *Promote the highest and best use of land in each sector of the city without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2)*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.82: *Inventory vacant land and determine the potential for additional residential development*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The contemporary design of the project features an interplay of large and small windows on an irregular layout to spark interest at the pedestrian level. This motif is repeated at several locations throughout the design with different modern building materials. The front facade features a ground- to-roof level PVC panels that mimic the irregular nature of the windows, which provide interesting shadows on the building during the day and lighting at night. The garage screen also incorporates irregularity while emphasizing verticality with composite slats for durability.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: Located in the RM-18 zoning district, the neighborhood contains perdomitally multifamily residentintal developments, th neighborhood-scale development. A diverse amount of building archetypes and different architectural styles can be

found in this area, such as single-family homes, modern condominiums & apartments, and local shops with a wide range of services provided. The proposed development is compatible with mixed architectural styles while incorporating that very irregularity into its architectural details and building components.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The RM-18 zoning district allows for a height of 45 feet. This is the case due to the location of the project site being so close to downtown. Even though immediate neighboring buildings are smaller in size, smaller single-family homes, similar-scale developments can be found in the areas nearby. additionally, many future developments will be located around the project site. The project features modern architectural designs and is of similar massing and height of its neighboring buildings.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Landscaping for the project will be of varied native plants typically used in South Florida while also maintaining sustainable methods that abide by the LEED green building certification and practices.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to

relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation and supporting documents

ATTACHMENT A

Application Package

PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 06/14/2025

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee (per review)

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE:

- ☐ Technical Advisory Committee
- ☐ City Commission
- ☐ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☐ Historic Preservation Board
- ☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2420 -2430 LICOLN STREET HOLLYWOOD

Lot(s): 27 **Block(s):** 14 **Subdivision:** HOLLYWOOD LITLE RANCHES

Folio Number(s): 5142 1601 5510

Zoning Classification: RM-18 **Land Use Classification:** MULT-FAMILY

Existing Property Use: MULT-FAMILY **Sq Ft/Number of Units:** 3700 SQ FT / 2 UNITS

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: BUILD 8 TOWNHOMES FOR RENT LONG TERM INVESTMENT

Phased Project: Yes / No NO **Number of Phases:**

Project	Proposal		
Units/rooms (# of units)	8/3	(Area: PER UNIT 1828	S.F.)
Proposed Non-Residential Uses	0		S.F.
Open Space (% and SQ.FT.)	50%	(Area: 11500	S.F.)
Parking (# of spaces)	11	(Area: 1770.5	S.F.)
Height (# of stories)		(30	FT.)
Gross Floor Area (SQ. FT)	16,452		

Name of Current Property Owner: AVIVA & SAM LLC

Address of Property Owner: 1835 E HALLANDALE BCH BLVD #761 HALLANDALE BEACH FL 33009

Telephone: 954 918-9573 **Email Address:** HADDADHOMES@YAHOO.COM

Applicant SAM HADDAD ☐ Consultant | ☒ Representative | ☐ Tenant (check one)

Address: 4925 ROOSEVELT STREET HOLLYWOOD **Telephone:** 4195091015

Email Address: HADDADHOMES@YAHOO.COM

Email Address #2:

Date of Purchase: 12 / 8 / 21 **Is there an option to purchase the Property? Yes ☐) No ☒)**

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) :

E-mail Address:

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: SAM HO **Date:** 06/14/2025

PRINT NAME: AVIVA &SAM LLC **Date:** 06/14/2025

Signature of Consultant/Representative: SALAM HADDAD **Date:** 06/14/2025

PRINT NAME: SALIM HADDAD **Date:** 06/14/2025

Signature of Tenant: _____ **Date:** _____

PRINT NAME: _____ **Date:** _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this _____ day of _____

_____

Signature of Current Owner

_____

Print Name

_____

Notary Public

State of Florida

My Commission Expires:_____(Check One) ___Personally known to me; OR ___ Produced Identification _____

Scanned with CamScanner

ALTA/NSPS
LAND TITLE SURVEY

DESCRIPTION:

LOT 27, BLOCK 14, "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES.", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SURVEYOR NOTES:

1). THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.

2). THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.

3.) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSITUTE A WARRANTY OR GUARANTEE,

4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

5.) BENCHMARK REFERENCE - NATIONAL GEODETIC SURVEY DESIGNATION - M 312, PID - AD2500, ELEVATION = 13.44

6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.

8). THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.

9.)NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF POLK STREET.

10.)ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

11.)RESERVATION FOR 5' SIDEWALK DEDICATED BY PLAT FOR PUBLIC USE.

12.)WATER SERVICE MAIN LOCATED NEAR REAR PROPERTY LINE UNABLE TO FIELD LOCATE UNKNOWN SIZE. CALL FOR LOCATES BEFORE DIGGING.

SUMMARY TABLE OF TITLE EXCEPTIONS

STANDARD EXCEPTIONS

FUND FILE NUMBER 1339059 DATED: NOVEMBER 8, 2022

EXCEPTIONS	DESCRIPTION	COMMENTS
1.	Special taxes, assessments (shown as paid)	Not a Survey Matter
2.	Rights or claims of parties	Not a Survey Matter
3.	Encroachments, overlaps	See Survey - fence encroachment
4.	Unrecorded Easements	Ingress/Egress - See Survey
5.	Liens for services not recorded	Not a Survey Matter
6.	Any adverse claim by the State of Florida by right of Sovereignty	
7.	Federal Liens and Judgment Leins, if any	Not a Survey Matter
8.	Any Lien provided by County Ordinance or by Chapter 159, F.S.	Not a Survey Matter

RESTRICTIONS / EASEMENTS

1. All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, Plat Book 1, Pg. 26, Broward County Records.
2. Ordinance #76, O.R.B. 8136, Pg. 244, B.C.R. - Street Naming
3. Resolution recorded in O.R.B. 45500, Pg. 1751, B.C.R. #05-DP-103a - Development Review Board - 8 Townhomes
4. Resolution recorded in O.R.B. 43034, Pg. 1937, B.C.R. #06-DPV-103 - Development Review Borad - 8 Townhomes
5. Rights of Lessees - unrecorded leases - Not a Survey Matter

TITLE SEARCH REPORT
FURNISHED BY ATTORNEYS' TITLE FUND SERVICES, LLC
PROVIDED FOR: USA TRUST TITLE, LLC
AGENT'S FILE REFERENCE: AVIVA AND SAM
PREPARED DATE: NOVEMBER 16, 2022

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, EFFECTIVE FEBUARY 23, 2021
AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(LIMITED), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2022

LAND AREA/PROPERTY SIZE:
GROSS: 22,500 SQUARE FEET - 0.52 ACRE
(TO RIGHT-OF-WAY CENTERLINE)
NET: 20,500 SQUARE FEET - 0.47 ACRE



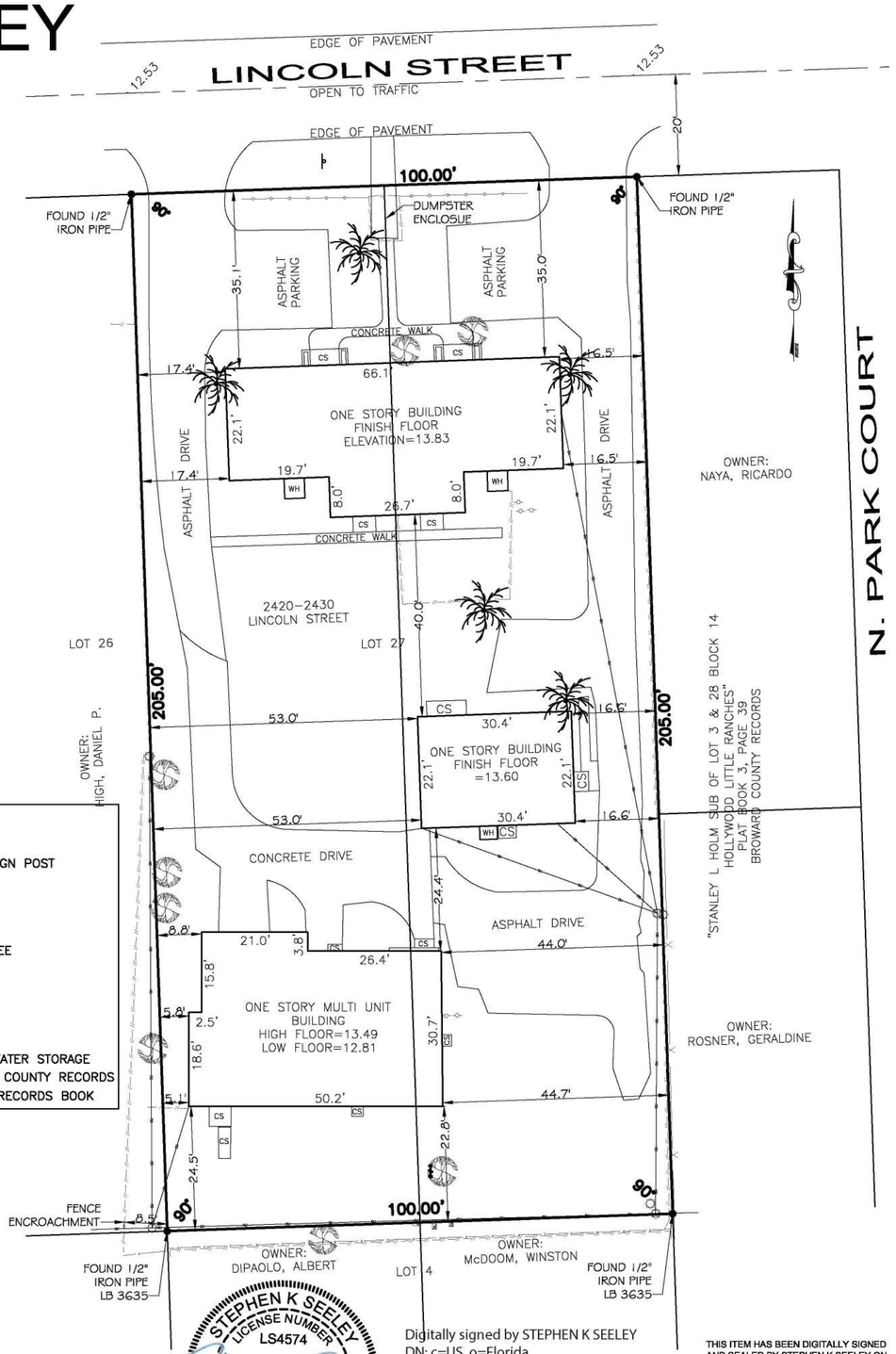
LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET

FEMA FLOOD
INSURANCE RATE MAP
HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE X
BASE FLOOD ELEVATION=N/A
PANEL No. 12011 C0 569 H
FIRM DATE- 08/18/2014

LEGEND

x x	CHAIN/LINK FENCE		TRAFFIC SIGN POST
// // // //	WOOD FENCE		CLEANOUT
	CONCRETE WALL	CONC.	CONCRETE
SS	SANITARY SEWER LINE		LARGE TREE
WL	WATER LINE		PALM
OU	OVERHEAD UTILITY		ELEVATION
	CENTERLINE		
	RIGHT-OF-WAY LINE		
	WATER METER	WH	WATER HEATER STORAGE
	WOOD POWER POLE	B.C.R.	BROWARD COUNTY RECORDS
CS	CONCRETE SLAB	O.R.B.	OFFICIAL RECORDS BOOK



CERTIFIED TO:

AVIVA & SAM LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OT THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO, FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT/AGREEMENT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. COPYING, DISTRIBUTING OR RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

STEPHEN K SEELEY
LICENSE NUMBER
LS4574
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by STEPHEN K SEELEY
DN: c=US, o=Florida, dnQualifier=A01410C0000018182074A9000 00BA1A, cn=STEPHEN K SEELEY
Date: 2022.12.08 15:25:53 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN K SEELEY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION	DATE	BY

ALTA/NSPS
LAND TITLE SURVEY

JOB #:RN9294	DATE: 11/18/2022	DRAWN BY: CM
SCALE: 1"=20'	SHEET 1 of 1	CHECKED BY: SKS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

BROWARD COUNTY Planning Council

February 13, 2024

Ronnie Shoua
TRS Properties USA, LLC
1014 Northwest 155 Terrace
Pembroke Pines, Florida 33028

Via Email Only

Dear Mr. Shoua:

Re: Platting requirements for a parcel legally described as Lot 27, Block 14, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Lincoln Street, between North Park Court and North 26 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.47 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

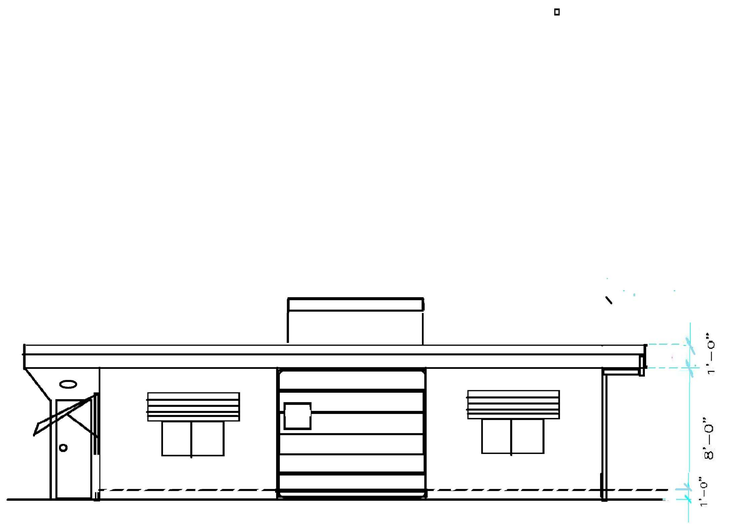
F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

HADDAD HOMES INC

Date: 2-6-2025	Time: 10:15 AM	Static Pressure -	62

Residual/Static Hydrant	Address/Location	Residual Pressures	
		F-1 Only	F-2 Only
P - Hydrant FH001693	2400 Lincoln St.	60	57
		F-1& F-2	57

Flow Hydrants	Address/Location	Flow Rate
F-1 Hydrant (Individual) FH001205	900 Johnson St.	GPM 900
F-2 Hydrant (Individual) FH001690	2400 Pierce St.	GPM 1090
F-1 Hydrant (Both Flowing)		GPM 840
F-2 Hydrant (Both Flowing)		GPM 1060



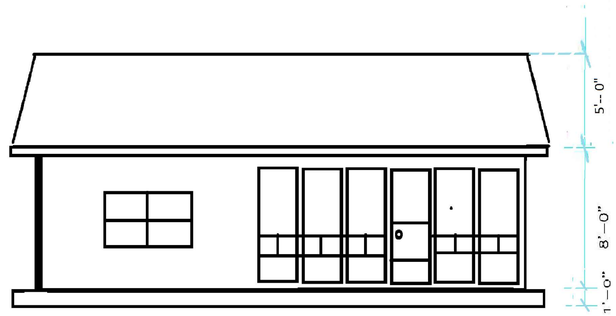
HOUSE AT THE LEFT

property line



PROPOSED BUILDING

property line



HOUSE AT THE RIGHT

2420-2430 LINCOLN STREET
STREET PROFILE





PVC PANEL
COLOR BRONZE



STUCCO FINISH
COLOR COOL GREY



ALUMINUM RAILING
COLOR BRONZE









8 UNIT TOWNHOMES

2420 2430 LINCOLN STREET

HOLLYWOOD , FLORIDA



N LOCATION PLAN

SCALE: 1/8"=1'-0"

Miguel de Diego
ARCHITECT P.A.
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DRAWING INDEX

A-1 SITE PLAN
A-2 PROJECT INFORMATION
A-3 GROUND FLOOR PLAN
A-4 SECOND AND THIRD FLOOR PLAN
A-5 ELEVATIONS

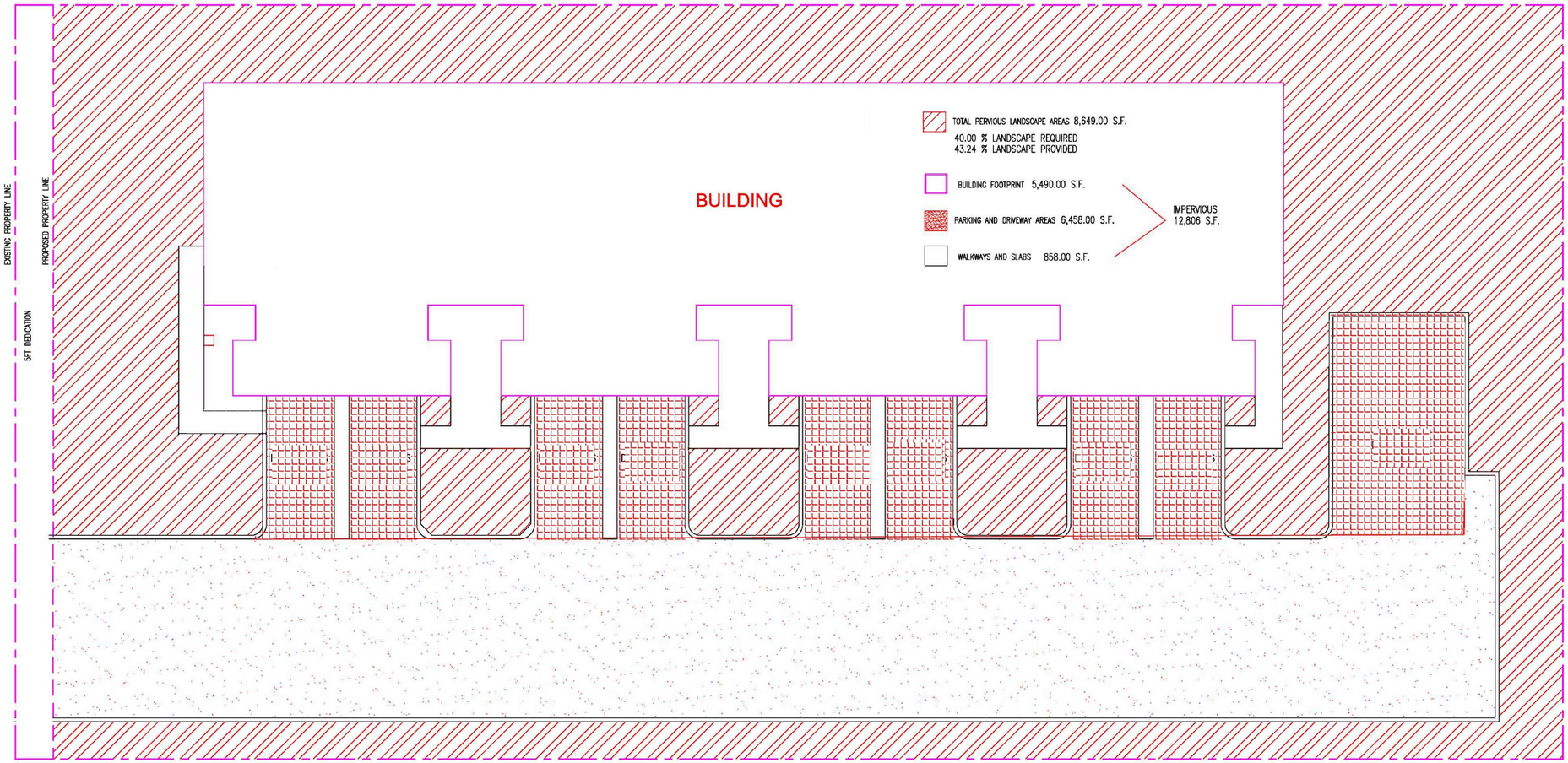
L-1 DISPOSITION PLAN
L-2 LANDSCAPE DETAILS AND NOTES
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION SCHEDULE
IR-3 IRRIGATION DETAIL AND NOTES

C-1 EROSION AND SEDIMEND CONTROL PLAN
C-2 PAVING, GRADING AND DRAINAGE PLAN
C-3 CIVIL DETAILS
C-4 CIVIL DETAILS
C-5 PAVEMENT MARKING AND SIGNAGE PLAN
C-6 WATER AND SEWER PLAN
C-7 UTILITY DETAILS
C-8 PUMP STATION DETAILS

PACO MEETING 12-2022
TAC MEETING 10-2023

FINAL TAC MEETING 1-22-2024

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT



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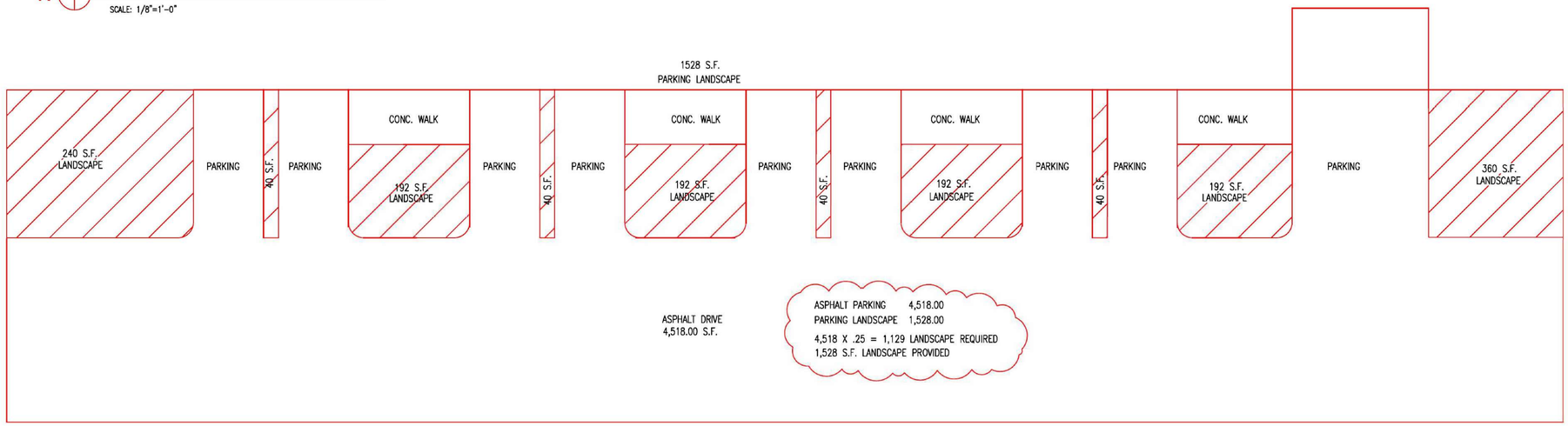
SITE DISTRIBUTION PLAN

SCALE: 1/8"=1'-0"



PARKING LANDSCAPE CALCULATION

SCALE: 1/8"=1'-0"

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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

NO.	DATE	REVISION
1	4-8-2024	PLANING COMMENTS
2	5-30-2024	REMOVED LAST UNIT

8 UNIT TOWNHOMES

2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

Miguel F de Diego

Digitally signed by Miguel F de Diego
Date: 2025.03.07 13:39:30 -05'00'

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

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DATE 5-8-2023
COMM. NO. 21-196

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT

A-2
6

GREEN BUILDING REQUIREMENTS (151.153)

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORECENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE IMPACT LOW E RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

ZONED RM-18

FLOOD ZONE "X"

JOB ADDRESS:

2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

CUMULATIVE AVERAGE SQ. FT.

TOTAL UNDER AIR S.T. = 13,400 S.F.
13,400 / 12 = 1,117 S.F. CUMULATIVE AVERAGE

LEGAL DESCRIPTION:

LOT 27, BLOCK 14 OF HOLLYWOOD LITTLE RANCHES
PLAT BOOK 1 PAGE 26 BROWARD COUNTY FLORIDA

SETBACKS

		REQUIRED	PROVIDED
NORTH	FRONT (LINCOLN ST)	20'-0"	20'-6"
SOUTH	REAR	20'-0"	23'-6"
EAST	INTERIOR SIDE	10'-0"	10'-0"
WEST	INTERIOR SIDE	10'-0"	48'-6"
	REAR PARKING	5'-0"	5'-0"
	BLDG HEIGHT	45'-0"	33'-0" (3 STORIES)

SITE	20,000 S.F.	
BUILDING FOOT PRINT	5,490 S.F.	27.45 %
REAR SLABS	144 S.F.	0.72 %
PARKING & DRIVEWAY	6,458 S.F.	29.45 %
LANDSCAPE TOTAL	8,649 S.F.	43.24 %
LANDSCAPE AT PARKING	1,711 S.F.	25.53 %

TOTAL PERVIOUS LANDSCAPE 8,649 S.F. = 43.24 %

PARKING CALCULATIONS

2 PARKING SPACE PER UNIT
8 UNITS = 16 PARKING SPACES REQUIRED
2 GUEST SPACES PROVIDED
TOTAL 18 SPACES PROVIDED

1

TYPICAL UNIT:

GROUND FLOOR

LIVING AREA	483.33 S.F.
GARAGE	238.00 S.F.
TOTAL	721.30 S.F.

SECOND FLOOR

AREA	581.66 S.F.

THIRD FLOOR

AREA	610.22 S.F.
TOTAL LIVING AREA	1,675.10 S.F.
TOTAL UNIT	1,913.10 S.F.

1

NOTE:

1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
4. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE

NOTE:

ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL PRIOR TO CONSTRUCTION.

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND.
JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE AT EACH GARAGE

BUILDING UNIT BREAKDOWN:

SINGLE BUILDING (3 STORIES) TOTAL 8 UNITS (TYP.)

EACH UNIT CONSIST OF THE FOLLOWING:

GROUND FLOOR:	SECOND FLOOR:	THIRD FLOOR:
FOYER	1 BEDRO & BATH	2 BEDROOMS
1 CAR GARAGE	FAMILY RM	2 BATHRMS
LIVING AREA	LAUNDRY	
KITCHEN		
POWDER ROOM		

TOTAL BUILDING CONSIST OF 24 BEDROOMS AND 24 BATHROOMS

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NO.	DATE	REVISION
1	4-8-2024	PLANNING COMMENTS
2	5-6-2024	PLANNING COMMENTS

9 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

Miguel F de Diego

Digitally signed by Miguel F de Diego
Date: 2025.03.07 13:44:58 -05'00'

STATE OF FLORIDA · MIGUEL DE DIEGO · A.R. No.13378 · REGISTERED ARCHITECT

Miguel de Diego
ARCHITECT P.A.
AA-26001641
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PH. (954) 926-3358 FAX (954) 926-2021

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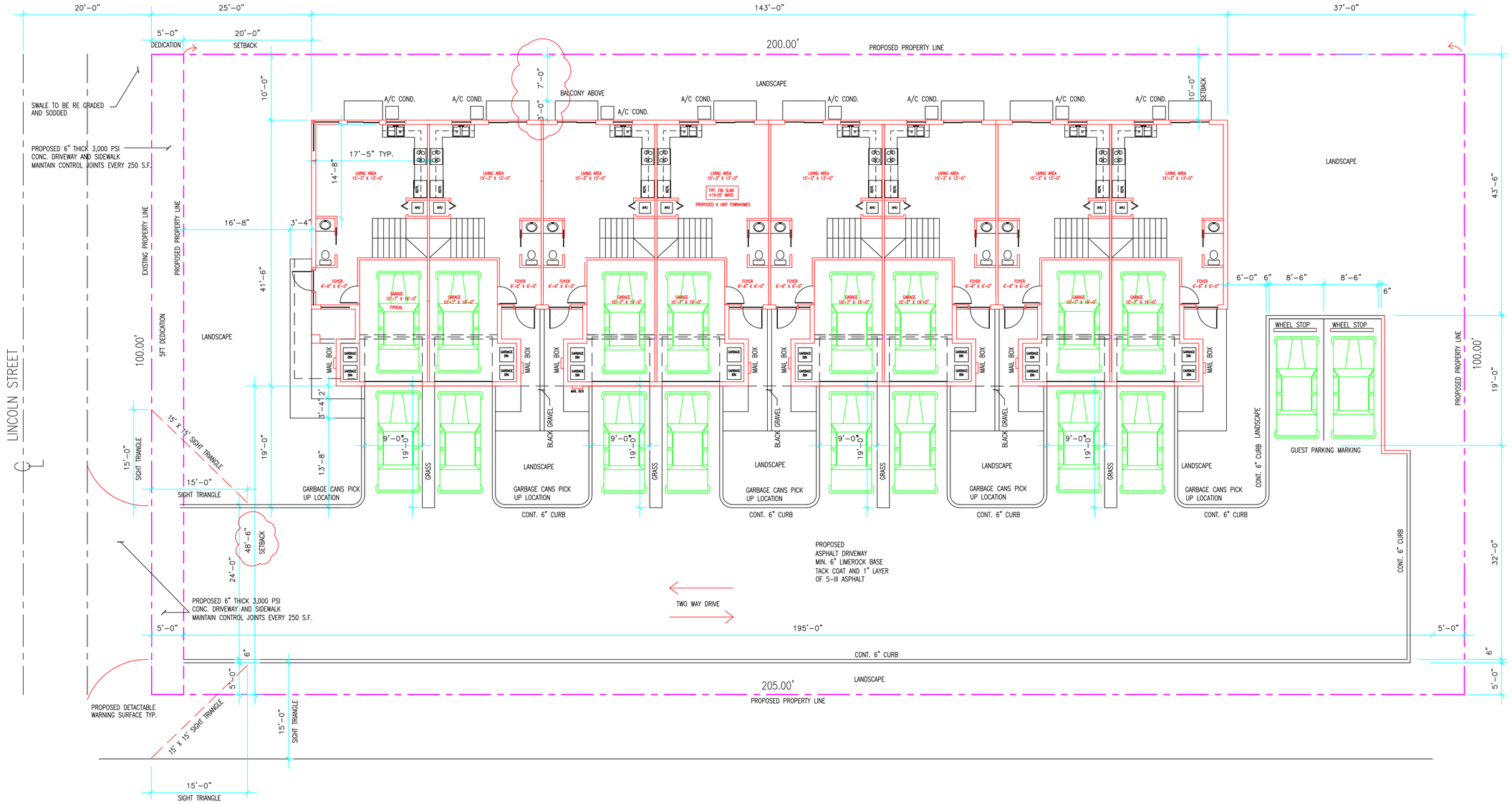
DATE 3-2-2022
COMM. NO. 21-196

A-3 / 6



N

SITE PLAN

SCALE: 1/8"=1'-0"
ZONED RM-18
FLOOD ZONE "X"

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

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NO.	DATE	REVISION
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2	5-30-2024	REMOVED LAST UNIT

8 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

Miguel de Diego
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STATE OF FLORIDA
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DATE 5-8-2023
COMM. NO. 21-196

A-1
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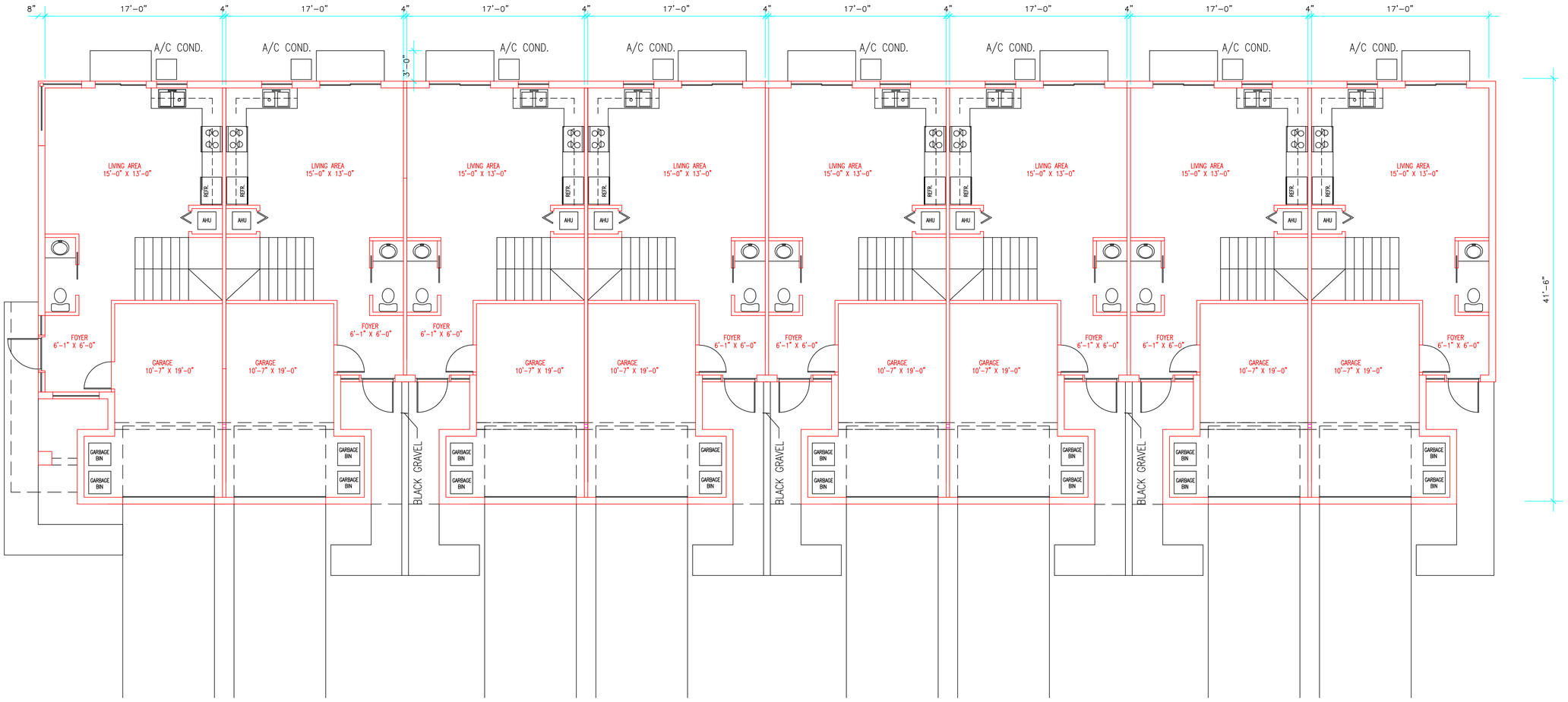

N

GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
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Miguel de Diego
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DATE 5-8-2023
COMM. NO. 21-196

A-3
5

8 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

NO.	DATE	REVISION
1	5-6-2024	PLANING COMMENTS

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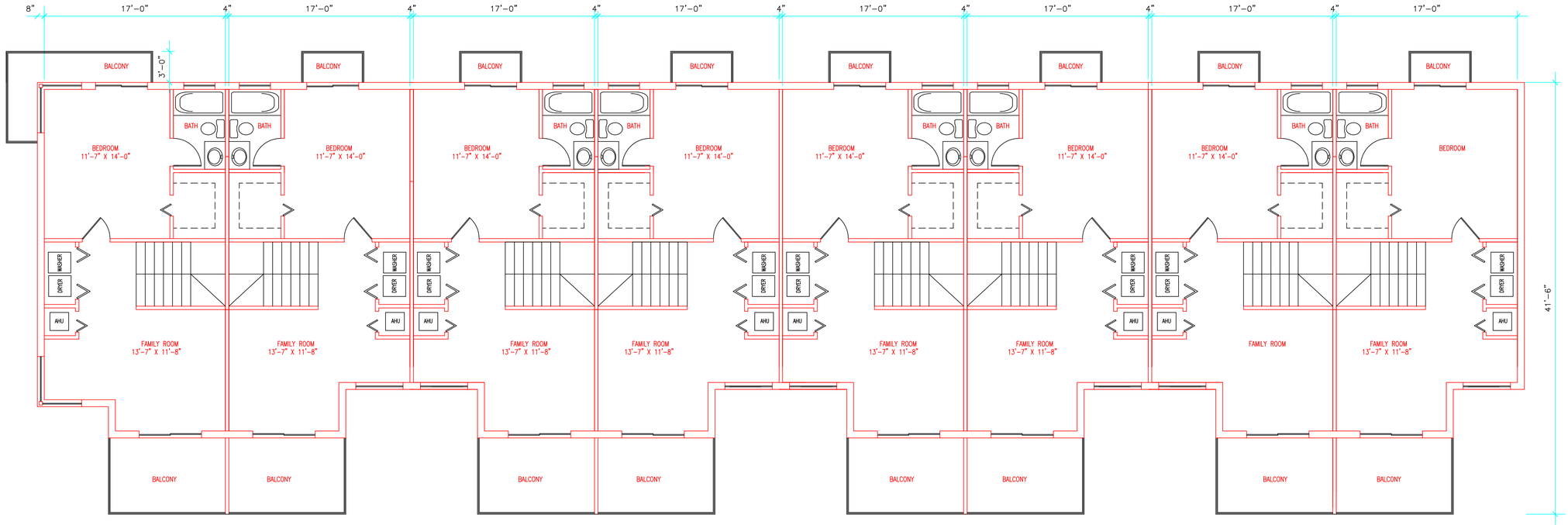
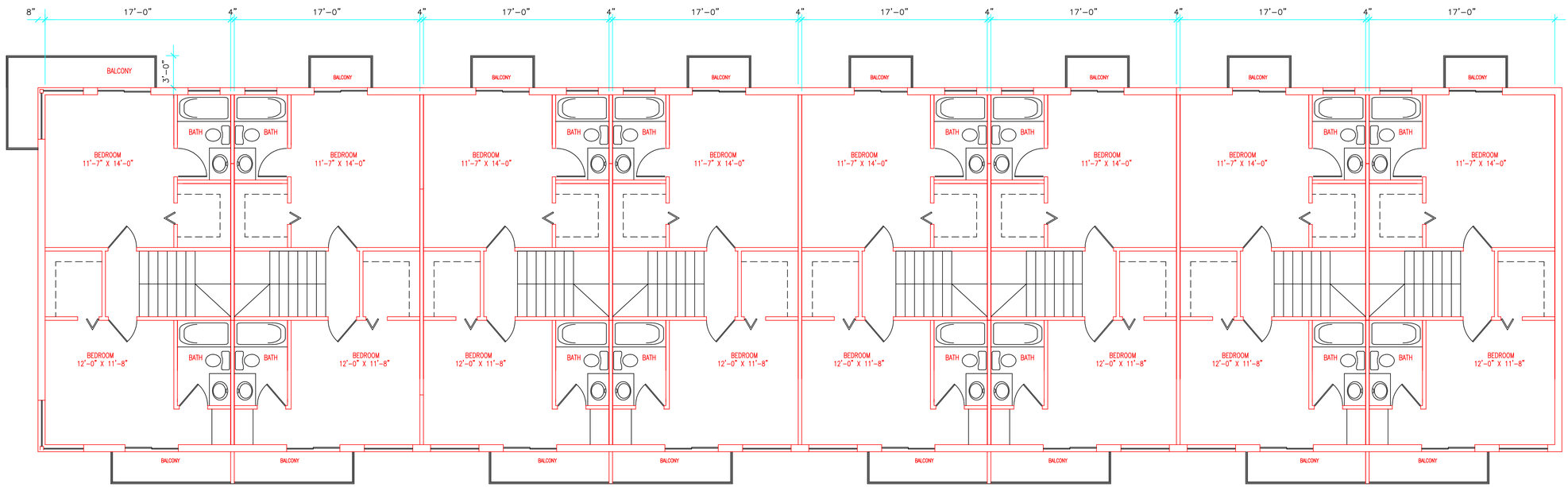
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



N SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



N THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

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NO.	DATE	REVISION

8 UNIT TOWNHOMES

2420 2430 LINCOLN STREET

HOLLYWOOD , FLORIDA

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COMM. NO.	21-196

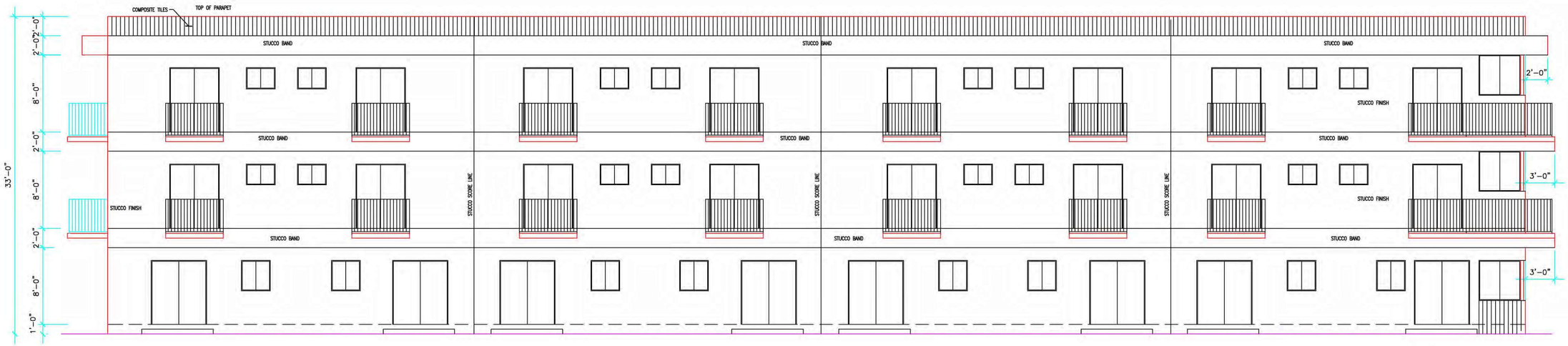
STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT

A-4
5



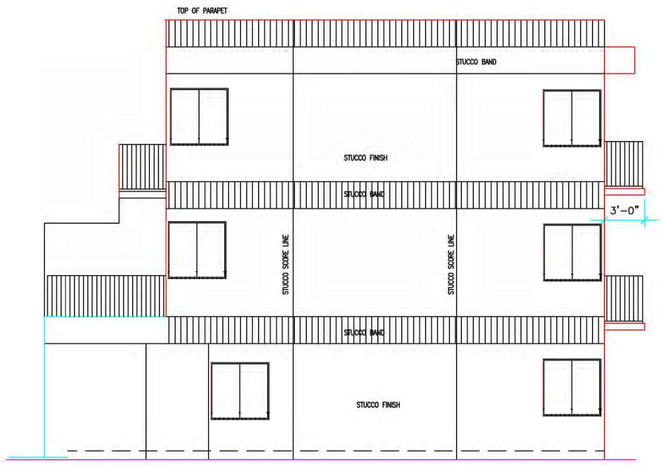
FRONT ELEVATION

SCALE: 3/16"=1'-0" WEST



REAR ELEVATION

SCALE: 3/16"=1'-0" EAST



RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0" SOUTH



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0" NORTH

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NO.	DATE	REVISION

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2420 2430 LINCOLN STREET

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STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT

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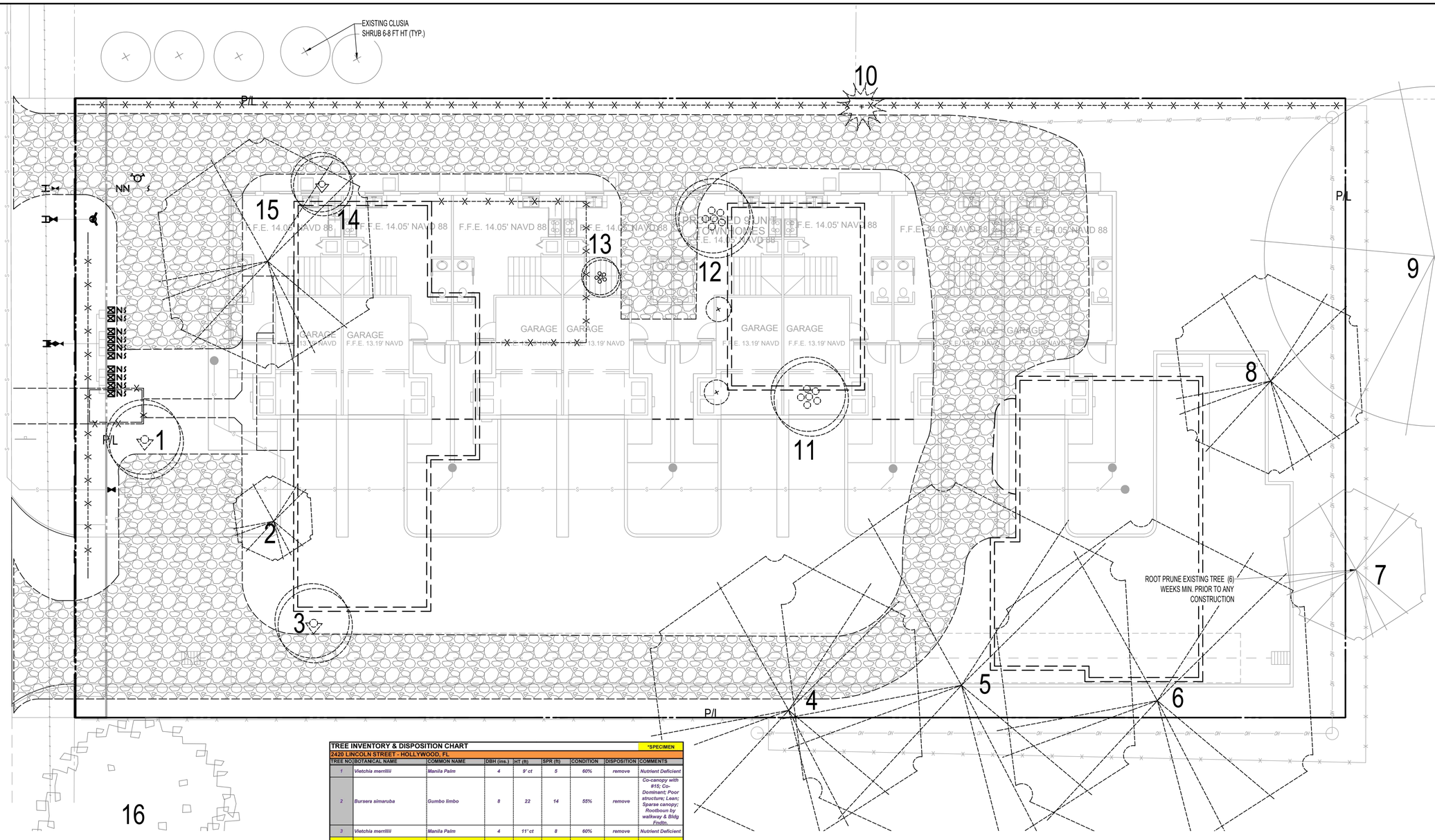
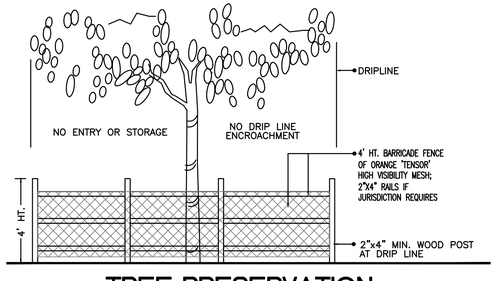
6





TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

TREE INVENTORY & DISPOSITION CHART — *SPECIMEN

2420 LINCOLN STREET - HOLLYWOOD, FL

TREE NO	BOTANICAL NAME	COMMON NAME	DBH (ins.)	HT (ft)	SPR (ft)	CONDITION	DISPOSITION	COMMENTS
1	*Vietchia merrillii*	Manila Palm	4	9' ct	5	60%	remove	Nutrient Deficient
2	Bursera simaruba	Gumbo limbo	8	22	14	55%	remove	Co-canopy with #15; Co-Dominant; Poor structure; Lean; Sparse canopy; Rootboun by walkway & Bldg Fndtn.
3	*Vietchia merrillii*	Manila Palm	4	11' ct	8	60%	remove	Nutrient Deficient
4*	Ficus citrifolia	Shortleaf Fig	60	58	48	65%	remove	SPECIMEN; OHW; Root Bound by Driveway; Multi-Dominant
5*	Ficus citrifolia	Shortleaf Fig	120	65	62.5	70%	remove	SPECIMEN; OHW; Root Bound by Driveway; Multi-Dominant
6	Ficus nitida	Indian Laurel Fig	30	62	56	65%	remove	Prohibited/ Not Protected; Root Bound & Adj. Bldg Fndtn.
7	Bursera simaruba	Gumbo limbo	11	32	25	60%	REMAIN	OHW; OFFSITE
8	Bursera simaruba	Gumbo limbo	16	32	33	60%	remove	OHW
9	Unknown		18	42	55	65%	REMAIN	OFFSITE
10	Cupaniopsis anacardioides	Carrotwood	3	10	8.5	60%	remove	Invasive
11	Dypsis lutescens	Areca Palm		12' oa	7	50%	remove	
12	Dypsis lutescens	Areca Palm		16' oa	8	55%	remove	
13	Dypsis lutescens	Areca Palm		8' oa	6	55%	remove	
14	Livistonia chinensis	Chinese Fan Palm		10' oa/4' ct	7	65%	remove	Adj. Bldg Fndtn.; Not Protected
15	Ficus benjamina	Weeping Fig	12	36	38	50%	remove	Prohibited/Not Protected; Root Bound & Adj. Bldg Fndtn.
16*	Coccoloba uvifera	Seagrape	30	38	32	70%	REMAIN	SPECIMEN; OFFSITE

NOTE: TREES LESS THAN 3" DBH DO NOT REQUIRE MITIGATION FOR REMOVAL

TREE MITIGATION CALCULATIONS	
TOTAL DBH INCHES OF PROTECTED TREES ON SITE:	203
TOTAL DBH INCHES TO REMAIN:	0
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE:	203
TOTAL PALMS ≥8' CT REMOVED FROM SITE:	5
TOTAL REPLACEMENT PALMS REQUIRED:	5
TOTAL REPLACEMENT PALMS PROPOSED:	5
TOTAL DBH REPLACEMENT REQUIRED:	203
TOTAL DBH REPLACEMENT PROPOSED (SEE L-2 LANDSCAPE PLAN):	118.0
TOTAL DBH REPLACEMENT DEFICIT:	85.0
TOTAL EQUIVALENT 2" DBH REPLACEMENT TREE DEFICIT:	42.50
TOTAL TREE TRUST CONTRIBUTION ($350 PER REPLACEMENT TREE):	$ 14,875.00

NOTE: SPECIMEN TREES ≥16" DBH, TOTALS ABOVE ONLY INCLUDE ON-SITE & PROTECTED TREES

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT. OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS & ANSI A-300 PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5') ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
11. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS

N

0 4' 8' 16'

1/8" = 1'- 0"

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REVISIONS / SUBMISSIONS

1	06/29/2023	CITY TAC REVIEW COMMENTS	RKE
2	01/31/2024	CITY TAC REVIEW COMMENTS	RKE
3	02/11/2025	FINAL SIGN OFF REVIEW COMMENTS	RKE
4	05/08/2025	FINAL SIGN OFF REVIEW COMMENTS	RKE

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PHASE:

CLIENT:

8 UNIT TOWNHOMES
2420 LINCOLN ST.
HOLLYWOOD, FL 33020

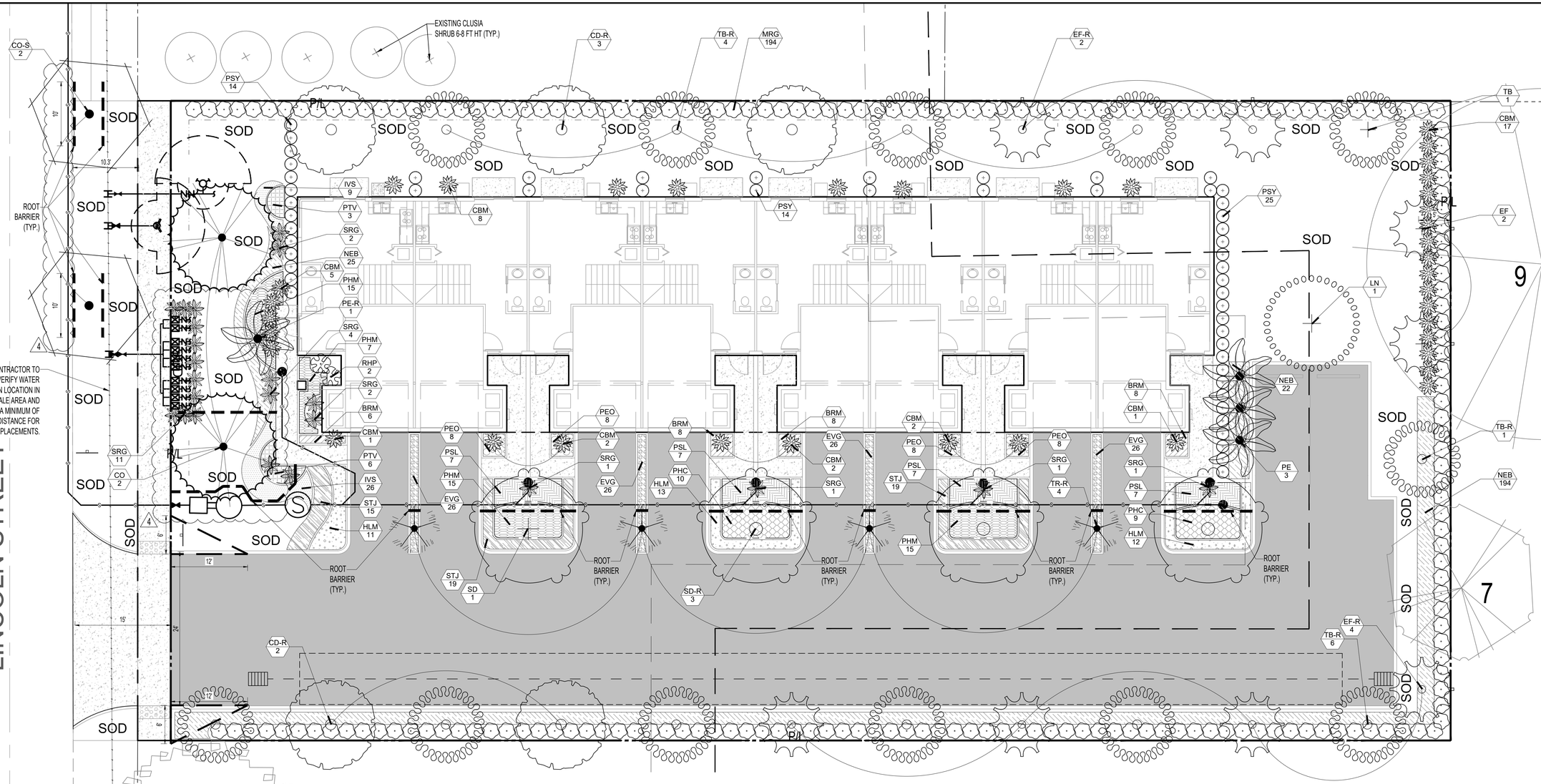
EXISTING TREE DISPOSITION PLAN

REGISTERED LANDSCAPE ARCHITECT — RYAN JAHAN KING EBRAHIMIAN — LA6667324 — STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER: L-1



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	MITIGATION INCHES OVER CODE MIN.
TREES											
CO	2	Satinleaf	Chrysophyllum oliviforme	B & B	4" DBH	16' Ht	7'	Yes	High	6' CT; FL FANCY	+4 INCHES
EF	2	Spanish Stopper	Eugenia foetida	B & B	4" DBH	16' Ht	5'	Yes	High	5' CT; STD	+4 INCHES
LN	1	'Natchez' Crape Myrtle	Lagerstroemia fauriei 'Natchez'	FG/B&B	4" DBH	16' Ht	7-8' spr.	No	High	7' CT; STD(T)	+2 INCHES
SD	1	Bustic Willow	Sideroxylon salicifolium	65 gal	4" DBH	16' Ht	7'	Yes	High	6' CT; STD; FL FANCY	+2 INCHES
TB	1	Bahama Tabebuia	Tabebuia bahamensis	B & B	4" DBH	16' Ht	6'	No	High	6' CT; STD	+2 INCHES
REPLACEMENT PALMS											
PE-R	1	Alexander Palm	Ptychosperma elegans	B & B		16' ct	6-8'	No	High		+1 PALM
TR-R	4	Florida Thatch Palm	Thrinax radiata	B & B		12' Ht	4'	Yes	High	8' CT	+4 PALMS
REPLACEMENT TREES											
CD-R	5	Pigeon Plum	Coccoloba diversifolia	FG/B&B	4" DBH	16' Ht	6-8'	Yes	High	6' CT ; FL FANCY	+20 INCHES
EF-R	6	Spanish Stopper	Eugenia foetida	B & B	4" DBH	16' Ht	6'	Yes	High	5' CT; STD	+24 INCHES
SD-R	3	Bustic Willow	Sideroxylon salicifolium	65 gal	4" DBH	16' Ht	7'	Yes	High	6' CT; STD; FL FANCY	+12 INCHES
TB-R	11	Bahama Tabebuia	Tabebuia bahamensis	B & B	4" DBH	16' Ht	6'	No	High	6' CT; STD	+44 INCHES
PALM TREES											
PE	3	Alexander Palm	Ptychosperma elegans	B & B		16' ct	6-8'	No	High	COUNTED @3:1	
STREET TREES											
CO-S	2	Satinleaf	Chrysophyllum oliviforme	B & B	4" DBH	16' Ht	7'	Yes	High	6' CT; FL FANCY	+4 INCHES
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	
SHRUBS											
CBM	38	Black Magic Ti Plant	Cordyline fruticosa 'Black Magic'	NA	As Shown	36-48"	24-30"	No	High		
MRG	194	Collowood	Myrsine cubana	7 gal	30"	72"	24"	Yes	High	Full to Base	
PSY	53	Wild Coffee	Psychotria nervosa	7 gal	24"	36"	24"	Yes	High	Full to Base	
RHP	2	Slender Lady Palm	Rhapis humilis	7 gal	As Shown	48-60"	30-36"	No	High	Fl Fancy; Columnar; Multi	
SRG	23	Bird Of Paradise	Strelitzia reginae	NA	As Shown	36"	30-36"	No	Medium		
SHRUB AREAS											
PHC	19	Congo Philodendron	Philodendron x 'Congo'	n/a	30"	18"	18"	No	High	Full/Low Branched; Shade Grown;	
PHM	52	Philodendron 'Moonlight'	Philodendron 'Moonlight'	3 gal.	24"	18"	18"	No	High	Full/Low Branched; Shade Grown;	
PSL	28	Dwarf Wild Coffee	Psychotria ligustrifolia 'Nana'	7 gal	30"	18"	18"	Yes	High		
PTV	9	Dwarf Variegated Pittosporum	Pittosporum tobira 'Dwarf Variegata'	n/a	24"	14-16"	14-16"	No	High		
GROUND COVERS											
BRM	30	Baby Rubber Plant 'Marble'	Peperomia obtusifolia 'Marble'	1 gal.	16"	8-10"	8-10"	Yes	High	Shade Grown; Variegated	
EVG	104	Dwarf Morning Glory	Evolvulus glomeratus 'Blue Daze'	n/a	12"	8-10"	10-12"	No	High		
HLM	36	Spider Lily	Hymenocallis latifolia	n/a	24"	16"-18"	18"	Yes	High		
IVS	35	Schillings Yaupon Holly	Ilex vomitoria 'Schillings'	n/a	18"	8-10"	10-12"	Yes	High		
NEB	241	Boston Fern	Nephrolepis exaltata	n/a	20"	14-16"	16"-18"	Yes	High	Full Clumps	
PEO	32	Baby Rubber Plant	Peperomia obtusifolia	1 gal.	16"	8-10"	8-10"	Yes	High		
STJ	53	Blue Porterweed	Stachytarpheta jamaicensis	n/a	20"	16"	16-18"	Yes	High		

118 INCHES DBH & (5) REPLACEMENT PALMS PROVIDED TOWARDS MITIGATION

203" DBH TOTAL REQUIRED - 118" PROVIDED = 85" DBH DEFICIT/ 2" DBH MIN. REPLACEMENT TREE = 42.5 X $350 EACH REPLACEMENT TREE = $14,875 TO CITY TREE FUND

ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED WITH HEDGE AT EQUIPMENT HEIGHT

ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL

100% IRRIGATION COVERAGE SHALL BE PROVIDED.SEE IRRIGATION PLAN SHEETS IR-1, IR-2, & IR-3

N

0 4' 8' 16'

1/8" = 1'- 0"

EXTRA TREES ABOVE SITE CODE MINIMUM ARE BEING PROVIDED FOR TREE MITIGATION PURPOSES. SEE PLANS & CODE COMPLIANCE CHART

CITY OF HOLLYWOOD: CODE COMPLIANCE CHART

CITY OF HOLLYWOOD LANDSCAPE MANUAL - SECTION 2: LANDSCAPE REQUIREMENTS

2420 LINCOLN STREET - HOLLYWOOD, FL

NET SITE AREA: 20,521 SF (0.47 AC)
PERVIOUS AREA: 7,512.89 SF (0.17 AC)
ZONING DISTRICT: RM-18

MATERIAL SPECIFICATIONS
Trees: ***12' ht, 2" DBH Min.***
Palm: ***6' ct Min.; @3:1, max. 50% of required trees*** ***Shrubs:*** ***24" ht. Min.***

	REQUIRED	PROVIDED
AT-GRADE PARKING LOT AND VUA SETBACK REQUIREMENTS (≥6 SPACES)		
Front - 10 ft setback; *Side/Interior* - 5 ft setback		
STREET TREES		
(1) Street Tree / 50 lf of street frontage of property where in said improvements are proposed *Lincoln St.*: 100 lf *(100 lf/50)*	2 STREET TREES	2 STREET TREES
AT-GRADE PARKING LOT BUFFERS		
Sec. 2.11: Parking lots containing less than 6 spaces shall provide a 5' setback to a property line and include a car stop per parking space. Terminal islands are not required.		*Complies*
Sec. 2.12: Within exterior perimeter buffer strips, a hedge, decorative fence or wall, berm or other durable landscaped visual barrier, shall be installed at a height of not less than 24" ht		*Complies*
INTERIOR VUA LANDSCAPE		
Lots with ≥50 ft width: 25% of the total paved VUA shall be landscaped *(6,469.69 sf X 25%)*	1,617.42 sf	**2,223.1 sf**
OPEN SPACE		
RM Districts: 40% min. of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc. *(20,521 sf X 40%)*	8,208.4 SF	**15,336.46 SF**
(1) Tree / 1,000 sf of Pervious Area of property in addition to VUA trees *(7,512.89 sf / 1000)*	**8 TREES**	**5 TREES***
TREE MITIGATION		
Inch: Inch DBH replacement for removed Canopy Trees: *203 Inches DBH & [5] Palms Removed/Replaced Palm;Palm replacement for removed Palms: (5) Palms Removed, (5) Palms Replaced*	5 PALMS, 25 TREES, & $14,875 TREE FUND CONTRIBUTION FOR MITIGATION	5 PALMS, 25 TREES, & $14,875 TREE FUND CONTRIBUTION FOR MITIGATION
203" DBH - 118" DBH Replaced = 85" / 2" = (42.5) Replacement Tree Deficit		
(42.5) TREES X $350 = $14,875 TREE TRUST FUND CONTRIBUTION		

	TOTAL TREES:	40 TREES	40 TREES
	60% NATIVE TREES:	24/40 (60%)	25/40 (62.5%)
	60% NATIVE SHRUBS:	570/810 (60%)	702/949 (74.0%)

*INCLUDES (1) TREE FROM [3] PALMS @3:1 — NOTE: 100% DROUGHT TOLERANT TREES & SHRUBS PROVIDED

HAVE:
2 STREET TREES
1 TREES FROM [3] PALMS @3:1
7 OPEN SPACE TREES
25 REPLACEMENT TREES
5 REPLACEMENT PALMS
40 TREES TOTAL

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HOLLYWOOD, FL 33020

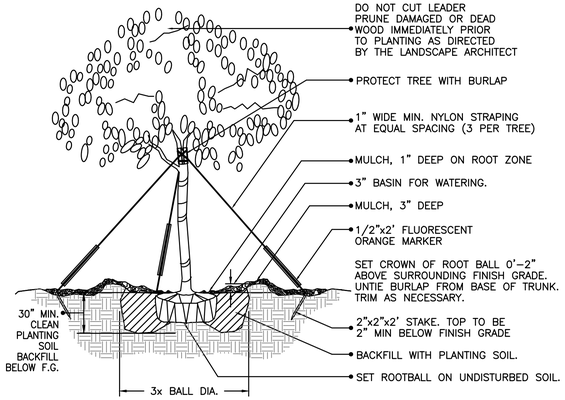
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT — RYAN JAHAN KING EBRAHIMIAN — LA6667324 — STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

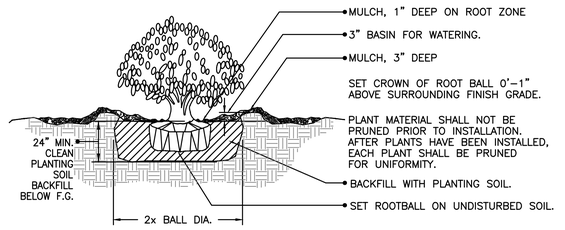
DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER: L-2



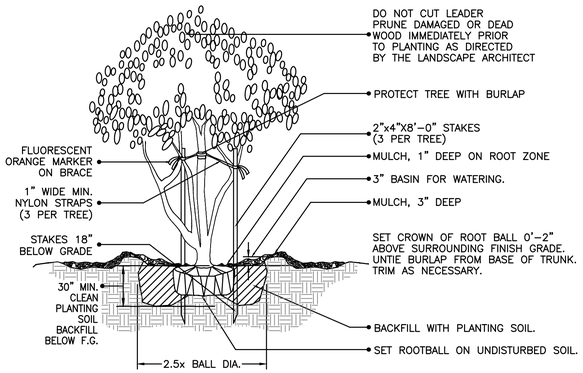
(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



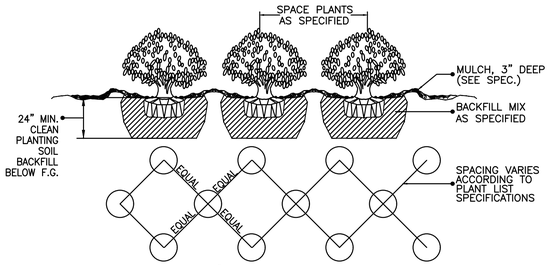
SHRUB PLANTING DETAIL

N.T.S.



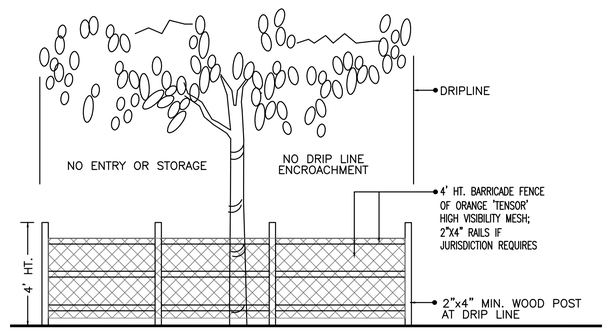
MULTI- TRUNK AND SMALL TREE (4" cal. and under) PLANTING DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



TREE PRESERVATION BARRICADE FENCING DETAIL

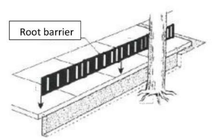
N.T.S.

LARGE PALM PLANTING DETAIL

N.T.S.

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth **or as noted**
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.



ROOT BARRIER DETAIL

N.T.S.

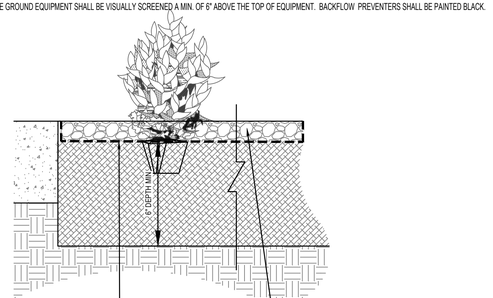
IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA 'EMERALD' UNLESS OTHERWISE NOTED ('EMERALD' ZOYSIA SOLID SOD). OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR TURF TO WITHIN 1" OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE |STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.



MARBLE CHIP INSTALLATION DETAIL

N.T.S.

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2420 LINCOLN ST
HOLLYWOOD, FL 33020

LANDSCAPE DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT
RYAN J. KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER: L-3

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FILE NO.:
23-DP-26

FINAL SIGN-OFF PLAN REVIEW
LANDSCAPE COMMENT RESPONSE LETTER

May 9, 2025

RE: Landscape Comment Responses
8 Unit Townhomes – 2420 Lincoln Street
Hollywood, FL 33020

We respectfully submit the following comment responses to the *FINAL SIGN-OFF PLAN REVIEW LANDSCAPE COMMENTS* for the new 8-Unit Townhomes development to be located at 2420 Lincoln Street in the City of Hollywood, Florida.

H. LANDSCAPING:

1. Landscape plan is not matching the site plan and civil plans. All plans to match.
   RESPONSE: Landscape Plans match the site and civil plans. This has been confirmed by the project Civil engineer. See sheet L-2 Landscape Plans SIGNED & DATED 05/09/2025.

2. Show sewer lines on landscape plan as per civil and connection location into units.
   RESPONSE: See MEP / Plumbing plans for sewer line connection location into units. Landscape Plans match the site and civil plans. This has been confirmed by the project Civil engineer. See sheet L-2 Landscape Plans SIGNED & DATED 05/09/2025.

3. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Provide minimum of 36" ht. Provide hedge for AC and backflow preventor as needed. Native hedge is recommended.
   RESPONSE: Screening hedges have been increased to 36" ht. Hedges are provided at all AC and backflow preventer locations. *Psychotria nervosa* (Code: PSY, native), & *Cordyline fruticosa* `Black Magic`(Code: CBM, non-native), and *Strelitzia reginae* (Code: SRG, non-native) are used for equipment screening & specified at minimum 36" height. These are all Florida Friendly plant materials. See sheet L-2 Landscape Plan and Plant Schedule SIGNED & DATED 05/09/2025.

4. Add note: ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED WITH HEDGE AT EQUIPMENT HEIGHT.
   RESPONSE: See note on sheet L-2 Landscape Plan, lower left-hand corner. Also see response to Comment #3.

5. For proposed street trees, provide root barrier 5' in each direction of the trunk along the sidewalk and also the roadway. Review location of proposed tree and water maters.
   RESPONSE: 10 ft length Root barriers are now shown along the asphalt roadway and sidewalk for proposed Street Trees (CO-S). A 10 ft dimension has been added to the Landscape Plan to demonstrate root barriers comply with the 10 ft length requested. Street Trees are shown with adequate distance from water meters – there is currently *NO CONFLICT*. See sheet L-2 Landscape Plans SIGNED & DATED 05/09/2025.

7. Provide different tree symbol and reduce lineweight as needed to read the landscape clearly, specifically behind the sidewalk.

RESPONSE: Different symbols are now used for the proposed Satin leaf trees. Also, shrub and groundcover area hatches are provided in a lighter shade of gray for legibility. See sheet L-2 Landscape Plan SIGNED & DATED 05/09/2025.

8. Marble chips may be used as accent in planting areas but not in lieu of large planting areas. As per code, all landscape areas shall be covered with living plant material. Provide sod and label on plan as needed.
RESPONSE: Marble chips are no longer shown on the landscape plan and have been replaced with a SOD label at the meter bank locations. See sheet L-2 Landscape Plan.

Thank you for your kind consideration of this matter. If you have any questions or wish to discuss this project in further detail, please do not hesitate to contact our office at (305) 879-7965 at your convenience.

Respectfully submitted,

Ryan J. King Ebrahimian, PLA, CLARB, ASLA, ISA CA
Principal; Senior Landscape Architect
FL Lic.: LA6667324 TX Lic.: 3757
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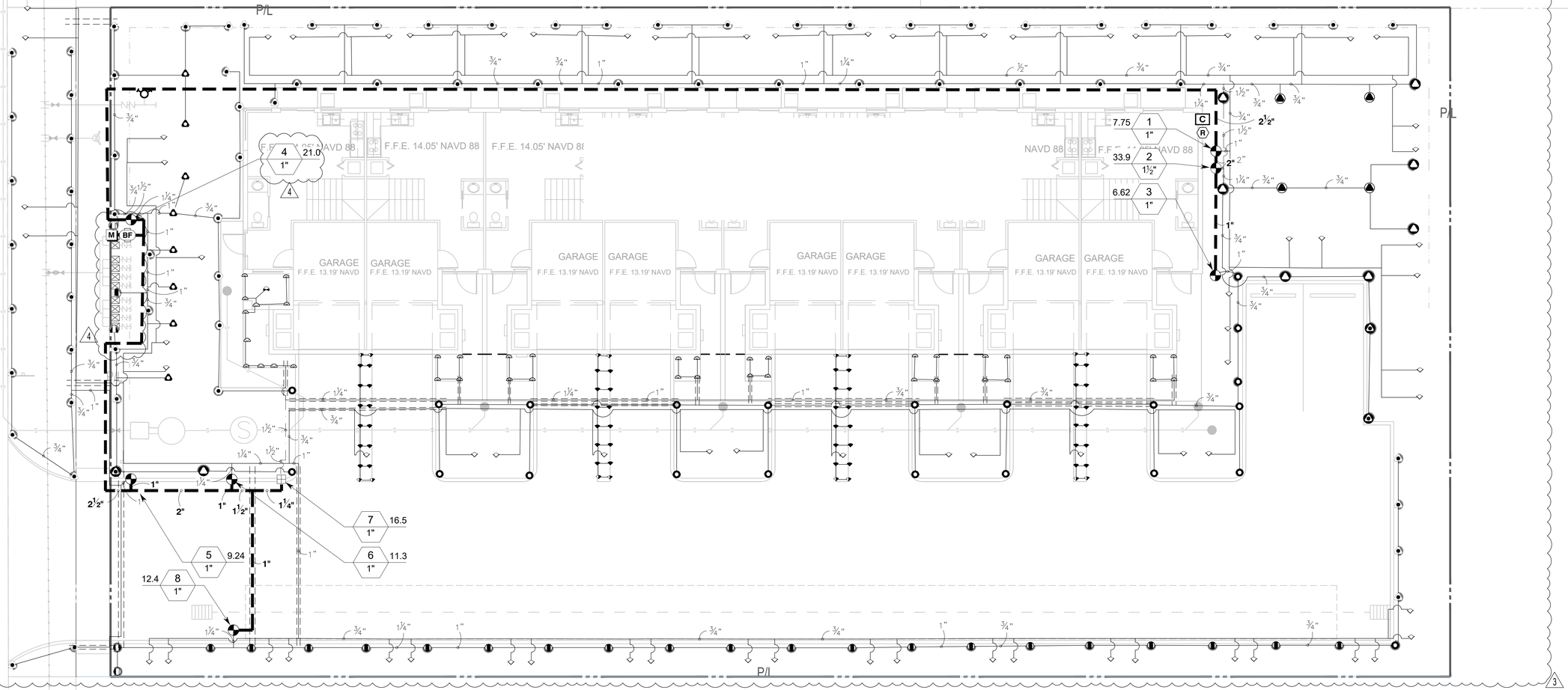

GENERAL IRRIGATION NOTES:

1. POINTS OF CONNECTION SHALL BE A NEW 1.5" METER & 2" SERVICE LINE WITH CITY WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	50.5 PSI
DESIGN STATIC WATER PRESSURE	55 PSI
MAXIMUM SYSTEM DEMAND	50 GPM

2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBYINCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
   3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BYTHE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS. PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

N

0 4' 8' 16'

1/8" = 1'- 0"

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IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT · RYAN J. KING EBRAHIMIAN · LA6667324 · STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER:
IR-1

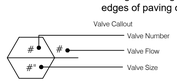
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5`x15` (LCS and RCS), 5`x30` (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	3	35
14 ADJ 14 F	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	74	35
18 ADJ 18 F	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	12	35
24 ADJ 24 F	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	3 (4)	35
LST SST RST	Rain Bird R-VAN-STRIP 1812-SAM-P45 Shrub Rotary, 5`x15` (LCS and RCS), 5`x30` (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	22	35
14 ADJ 14 F	Rain Bird R-VAN14 1812-SAM-P45 Shrub Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	22	35
14 ADJ 14 F	Rain Bird R-VAN14 PA-8S (2) Shrub Rotary on fixed riser w/ PA-8S Plastic Shrub Adapter. 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary. Use with 1/2in. MPT threaded risers.	6	35
1401 1402 1404 1408	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	76	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	1
2Q 2H 2F 4Q 4H 4F	Rain Bird XP-0600X Square Series Low-Volume, Low-Pressure, Drip 6.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	65
2Q 2H 2F 4Q 4H 4F	Rain Bird XP-1200X (2) SQ Series Low-Volume, Low-Pressure, Drip 12.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	39

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	7
BF	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1-1/2" New 1.5" Water Meter & 2" HDPE SDR 9 Service Line w/ City Water	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 1" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 1" in size.	3,100 lf (4)
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 160 SDR 26 for 1-1/2" and larger.	27.3 lf
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	324.0 lf
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	318.6 lf

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	7.75	11.2	30	3.27	1.76	35.0	44.1	0.95 in/h
2	Rain Bird PEB	1-1/2"	Turf Rotary	33.94	13.7	35	2.79	3.56	41.4	50.5	0.81 in/h
3	Rain Bird PEB	1"	Shrub Rotary	6.62	29.7	35	3.53	1.73	40.3	49.5	0.63 in/h
4	Rain Bird PEB	1"	Turf Rotary	21.02 (4)	199.8	35	1.09	3.17	39.3	47.1 (4)	1.33 in/h
5	Rain Bird PEB	1"	Turf Rotary	9.24 (4)	253.1	35	2.35	1.78	39.1	47.3	1.05 in/h
6	Rain Bird PEB	1"	Bubbler	11.25	268.1	30	3.26	1.94	35.2	43.5	0.98 in/h
7	Rain Bird XCZ-100-LC	1"	Drip Emitter	16.45	275.6	20	1.89	18.6	40.5	48.9	3.47 in/h
8	Rain Bird PEB	1"	Shrub Rotary	12.41	293.2	35	4	2.06	41.1	50.0	0.86 in/h
	Common Wire				324.0						

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	0.95 in/h	1	64	496	
2	Rain Bird PEB	Turf Rotary	0.81 in/h	1	75	2,546	
3	Rain Bird PEB	Shrub Rotary	0.63 in/h	1	95	629	
4	Rain Bird PEB	Turf Rotary	1.3 in/h	1	47	946 (4)	
5	Rain Bird PEB	Turf Rotary	1.05 in/h	1	58	536	
6	Rain Bird PEB	Bubbler	0.98 in/h	1	62	698	
7	Rain Bird XCZ-100-LC	Drip Emitter	3.47 in/h	1	18	296	
8	Rain Bird PEB	Shrub Rotary	0.86 in/h	1	71	881	
		TOTALS:			490	7,028	

CRITICAL ANALYSIS

Generated:	2025-02-10 22:13
P.O.C. NUMBER: 01	
Water Source Information:	New 1.5" Water Meter & 2" HDPE SDR 9 Service Line w/ City Water
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	56.58 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	4.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	52 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	50 GPM
Flow Available at POC:	56.58 GPM
Residual Flow Available:	6.58 GPM
Critical Station:	2
Design Pressure:	35 PSI
Friction Loss:	2.54 PSI
Fittings Loss:	0.25 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.56 PSI
Pressure Req. at Critical Station:	41.4 PSI
Loss for Fittings:	0.12 PSI
Loss for Main Line:	1.18 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.9 PSI
Loss for Water Meter:	4.9 PSI
Critical Station Pressure at POC:	50.4 PSI
Pressure Available:	52 PSI
Residual Pressure Available:	1.55 PSI

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKING EBRA@ECG.LAND PH.: 305 879 7965
WWW.ECG.LAND

REVISIONS / SUBMISSIONS

1	06/29/2023	CITY TAC REVIEW COMMENTS	RKE
2	01/31/2024	CITY TAC REVIEW COMMENTS	RKE
3	02/11/2025	FINAL SIGN OFF REVIEW COMMENTS	RKE
4	05/08/2025	FINAL SIGN OFF REVIEW COMMENTS	RKE

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CLIENT:

8 UNIT TOWNHOMES
2420 LINCOLN ST
HOLLYWOOD, FL 33020

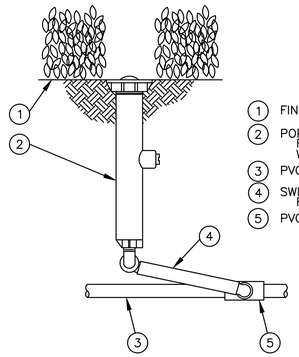
IRRIGATION SCHEDULES

REGISTERED LANDSCAPE ARCHITECT · RYAN · JAHAN · KING · EBRAHIMIAN · LA6667324 · STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER:
IR-2

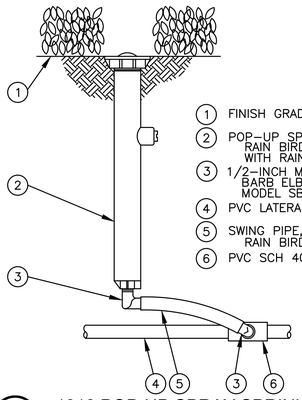


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

A 1806 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE

N.T.S.

S-1806Rotary-SP.DWG

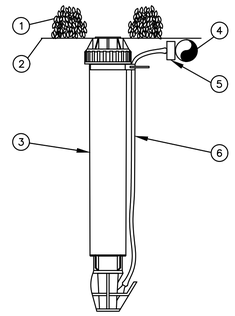


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1812-SAM WITH RAIN BIRD ROTARY NOZZLE
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

B 1812 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE

N.T.S.

S-1812Rotary-SP.DWG



1. PLANT MATERIAL
2. FINISH GRADE
3. MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP XP-600X
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
5. ¼" SELF-PIERCING BARB CONNECTOR: RAIN BIRD SPB-025
6. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

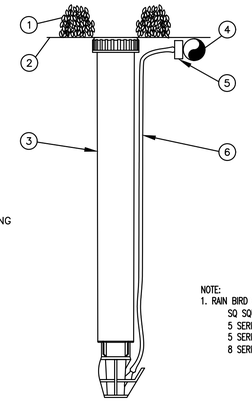
NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
   SQ SQUARE NOZZLE (FORMERLY XPCN)
   5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
   5 SERIES PLASTIC BUBBLERS
   8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

C XERI-POP MICRO-SPRAY 6" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1B

N.T.S.

Xeri-Pop 6 Option 1B.dwg

1-21-10



1. PLANT MATERIAL
2. FINISH GRADE
3. MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP XP-1200X
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
5. ¼" SELF-PIERCING BARB CONNECTOR: RAIN BIRD SPB-025
6. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

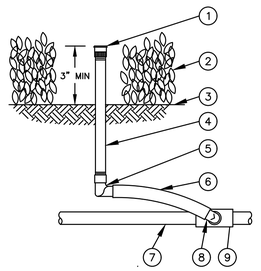
NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
   SQ SQUARE NOZZLES (FORMERLY XPCN)
   5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
   5 SERIES PLASTIC BUBBLERS
   8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

D XERI-POP MICRO-SPRAY 12" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1C

N.T.S.

Xeri-Pop 12 Option 1C.dwg

1-21-10



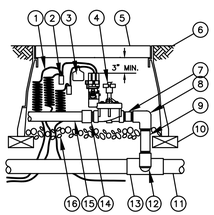
1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

E PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER

N.T.S.

N-1400 ON RISER.dwg

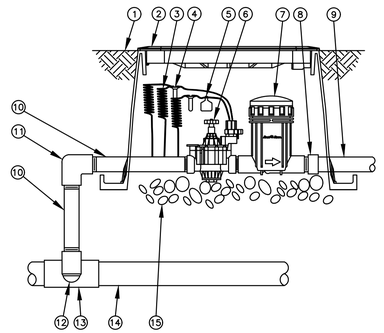
1/14/04



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

F ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES

N.T.S.



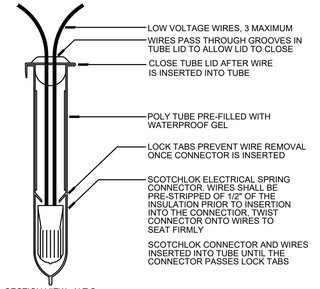
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

G XCZ-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1

N.T.S.

CZK-100-PRB-LC Option 1.dwg

12-22-10



SECTION VIEW - N.T.S.

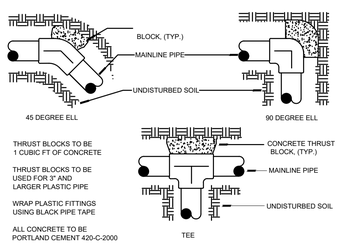
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

H WIRE CONNECTION

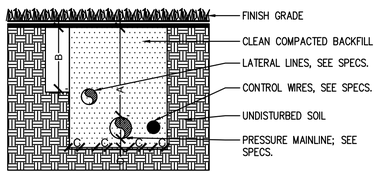
N.T.S.



SECTION VIEW - N.T.S.

I THRUST BLOCKING

N.T.S.

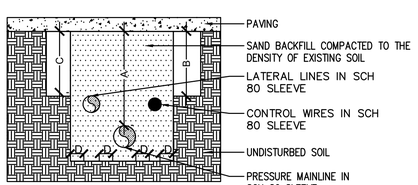


SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

J PIPE INSTALLATION

N.T.S.



SECTION VIEW - N.T.S.

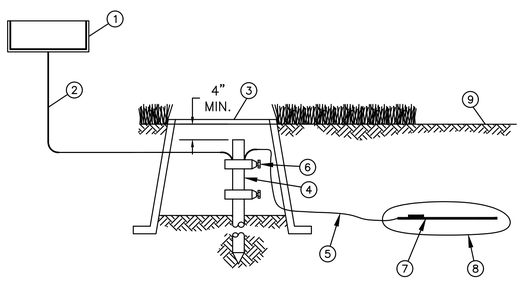
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

K SLEEVE INSTALLATION

N.T.S.



1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

L CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT

N.T.S.

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG

6-15-10

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965
WWW.ECG.LAND

REVISIONS / SUBMISSIONS

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CLIENT:

8 UNIT TOWNHOMES
2420 LINCOLN ST.
HOLLYWOOD, FL 33020

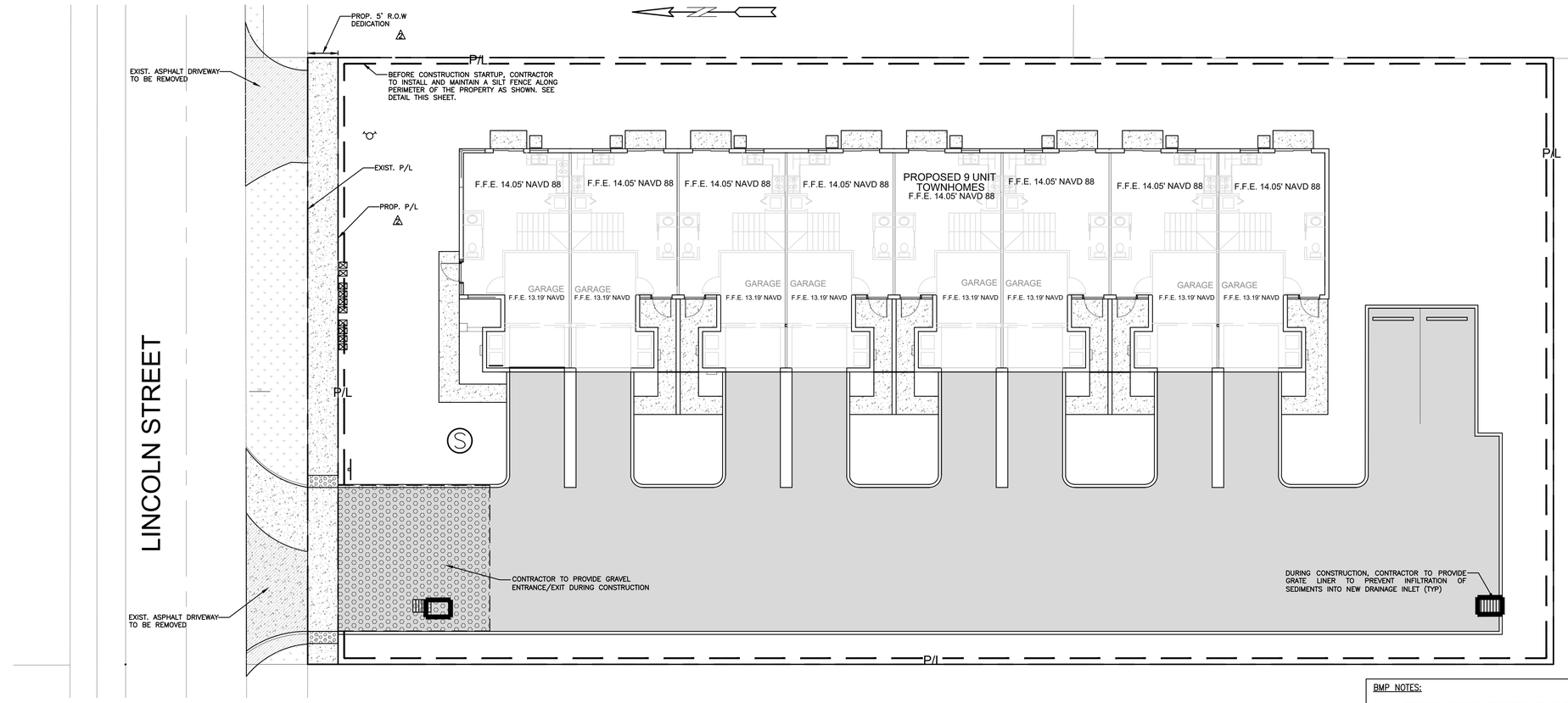
IRRIGATION DETAILS & NOTES

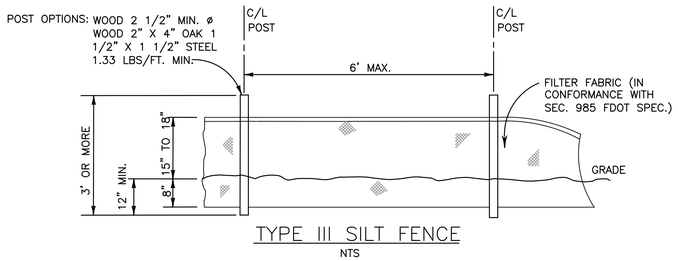
REGISTERED LANDSCAPE ARCHITECT
RYAN JAHAN KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA
RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA 10101-A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-09

SHEET NUMBER:
IR-3

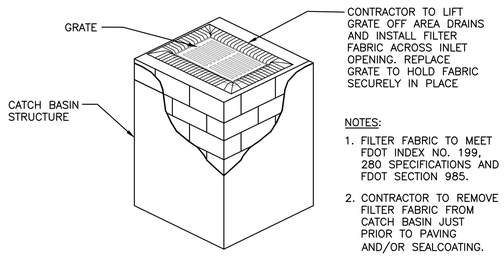
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





TYPE III SILT FENCE

NTS



NOTES:

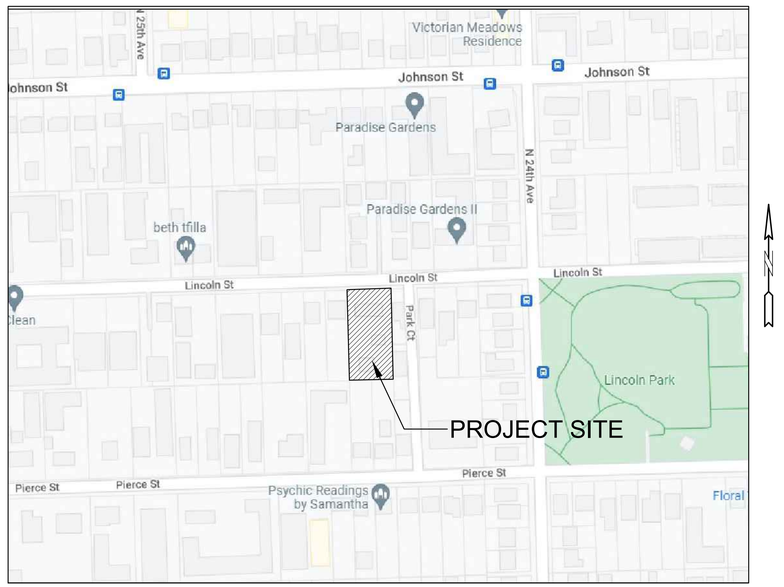
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-19-25

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REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-23	TAC REVIEW COMMENTS
2	7-29-24	TAC REVIEW COMMENTS

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HOLLYWOOD, FL

P.E.#:76036

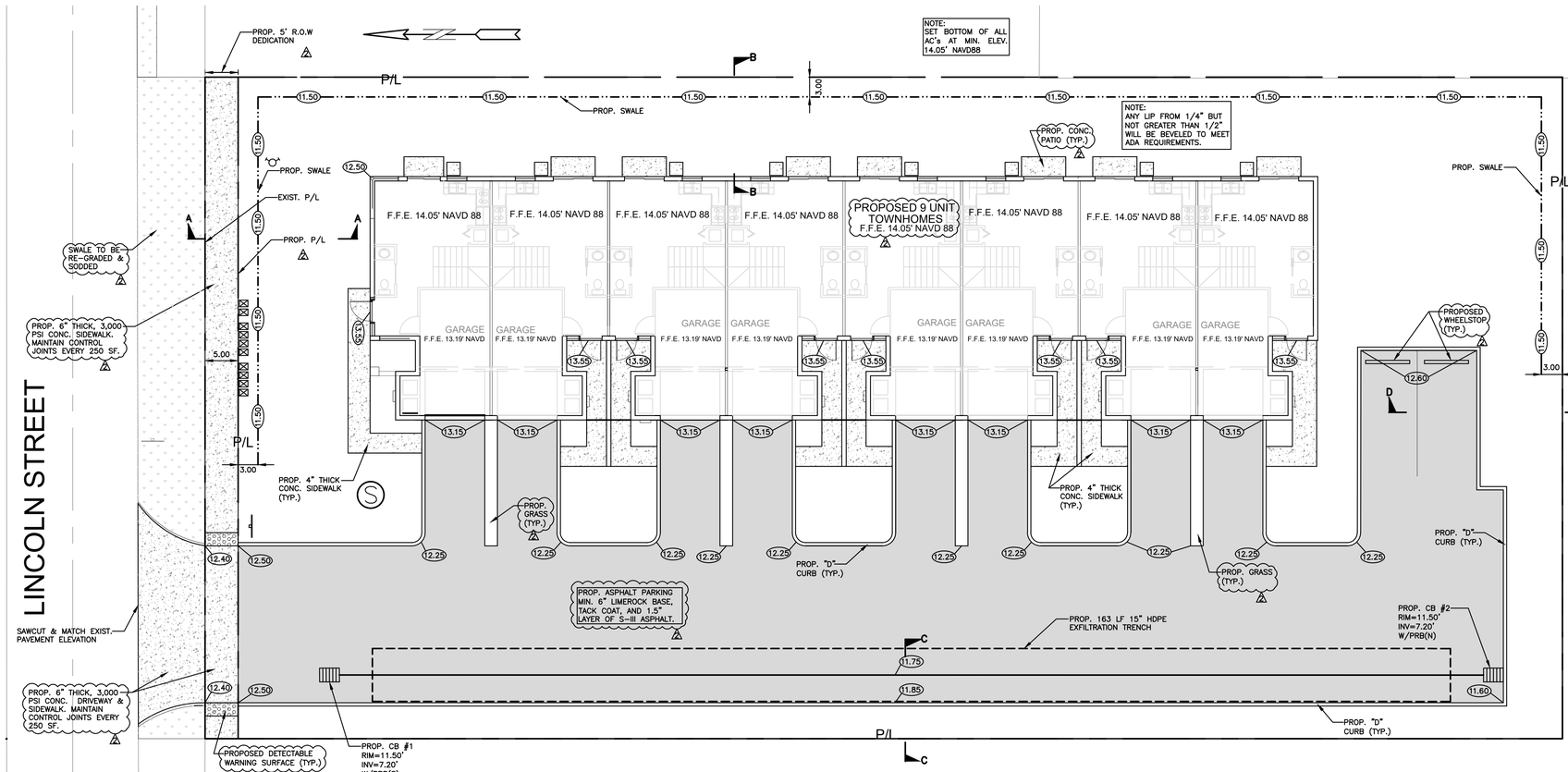
DATE: 1/25/23

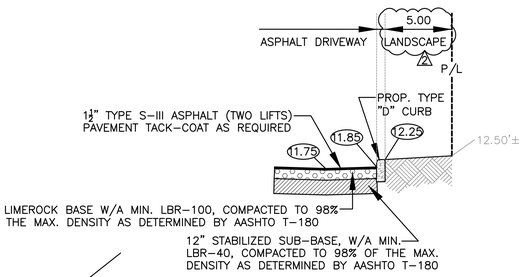
SCALE: 1"=10'

SHEET NO.: C1
1 OF 9

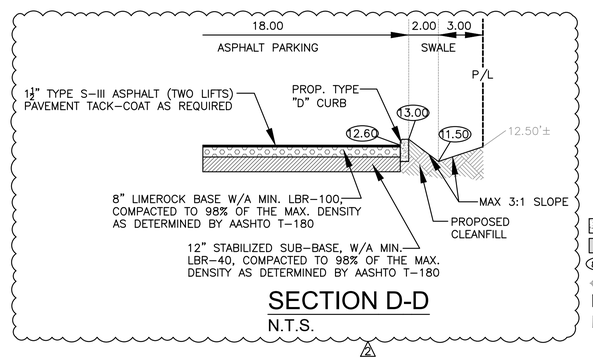
PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

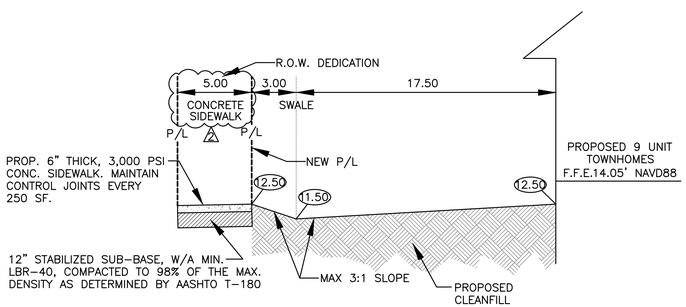




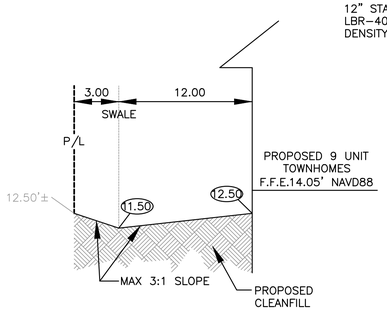
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

NOTES:

1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

WILFORD ZEPHIR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

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HOLLYWOOD, FL

P.E.#:76036

DATE: 1/25/23

SCALE: 1"=10'

SHEET NO.: C2
2 OF 9

PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

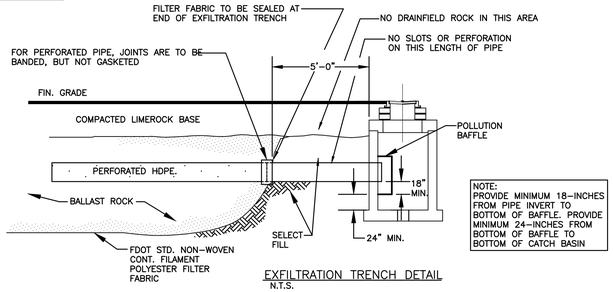
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

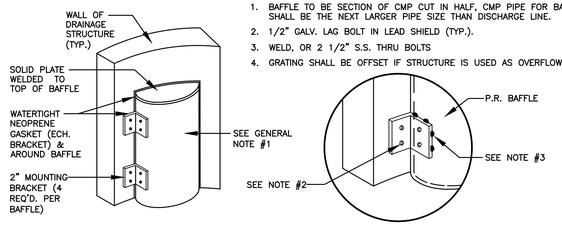
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



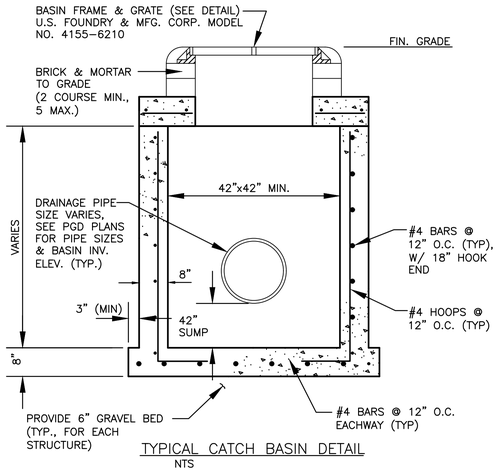
EXFILTRATION TRENCH DETAIL
N.T.S.

GENERAL NOTES :

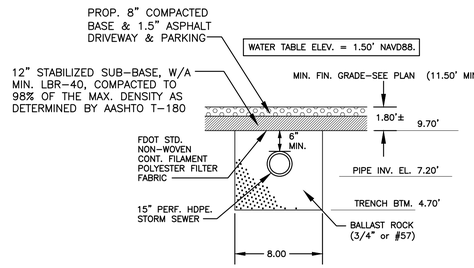
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



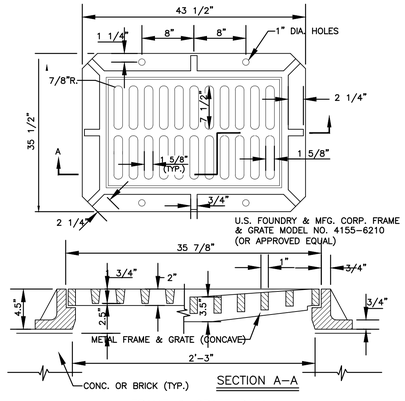
POLLUTION RETARDANT BAFFLE DETAIL
NTS



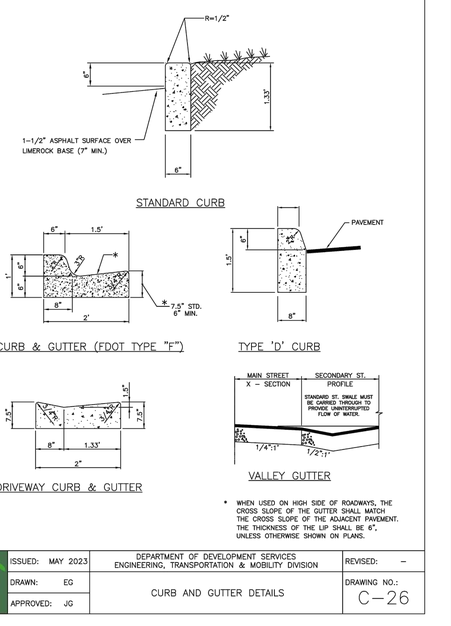
TYPICAL CATCH BASIN DETAIL
NTS



PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



FRAME & GRATE DETAIL
NTS



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
	APPROVED: JG		

CIVIL DETAILS I

SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-19-25

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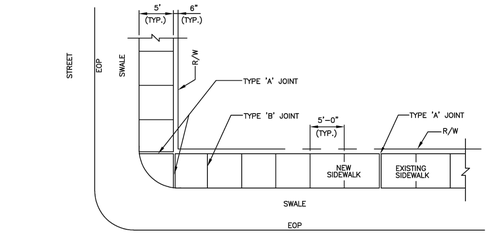
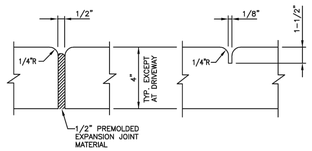
SCALE: N.T.S.

SHEET NO.: C3
3 OF 9

PROJECT NO.: 23-04





TYPE 'A' TYPE 'B'

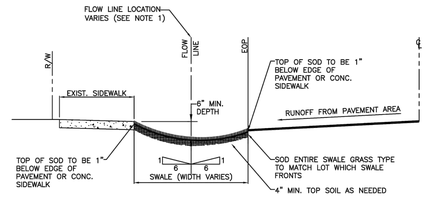
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

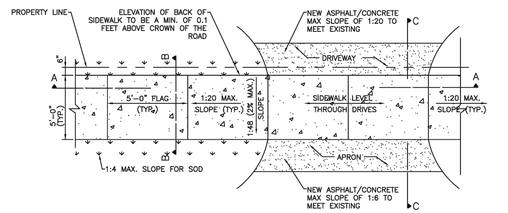
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)		DRAWING NO.: C–25
APPROVED: JG			

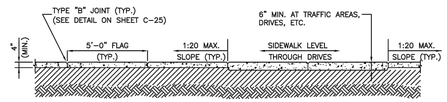


NOTES:

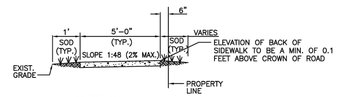
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING		DRAWING NO.: C–33
APPROVED: JG			





SECTION A–A

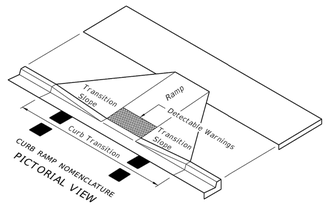


SECTION B–B

NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)		DRAWING NO.: C–23
APPROVED: JG			



GENERAL NOTES

1. *Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.*
2. *When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.*
3. *If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.*
4. *All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.*
5. *Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.*
6. *Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.*
7. *Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.*
8. *Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.*
9. *When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.*
10. *Detectable warnings shall be required on sidewalks at:*
    a. Intersecting roads,
    b. Median Crossings greater than or equal to 6' in width,
    c. Railroad Crossings,
    d. Signalized driveways.
11. *Detectable Warnings – Acceptance Criteria:*
    a. Color and texture shall be complete and uniform.
    b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
    c. There shall be no more than 4 non-compliant domes in any one square foot.
    d. Non-compliant domes shall not be adjacent to other non-compliant domes.
    e. Surfaces shall not deviate more than 0.10" from a true plane.
12. *Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.*
13. *Detectable warnings shall not be installed over grade breaks.*

LEGEND

Detectable Warnings

LAST REVISION	DESCRIPTION:			INDEX NO.	SHEET NO.
07/01/13		FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	304	1 of 7

6/24/2013 5:58:51 PM sss920w C:\eProjects\standards\roadway\00304-01.dgn

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2–19–25

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CIVIL DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302–7693
wzephyreng@gmail.com
CA#:31158

8 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:76036

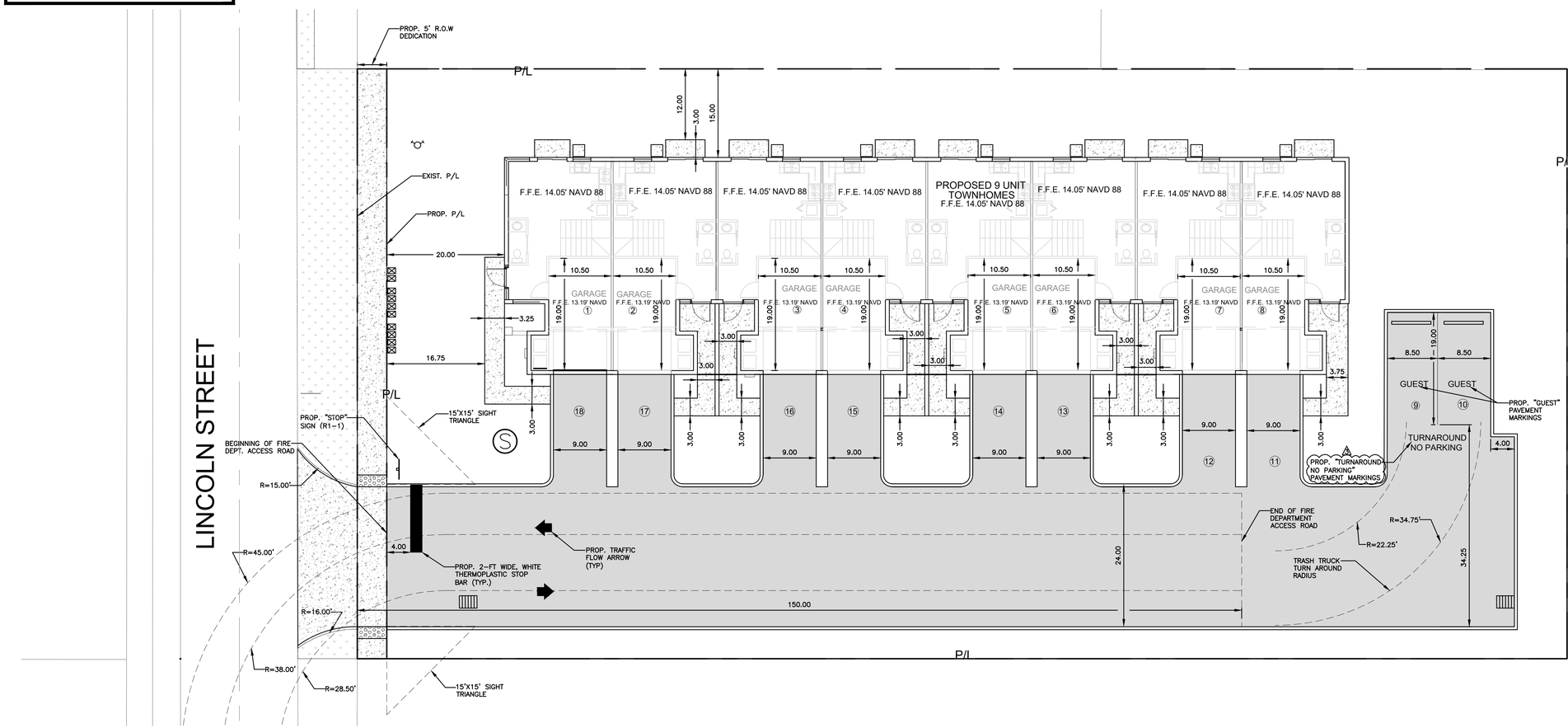
DATE: 1/25/23

SCALE: N.T.S.

SHEET NO.: C4 4 OF 9

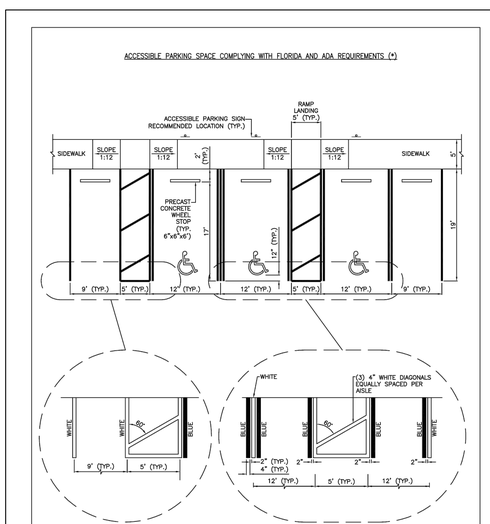
PROJECT NO.: 23–04

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

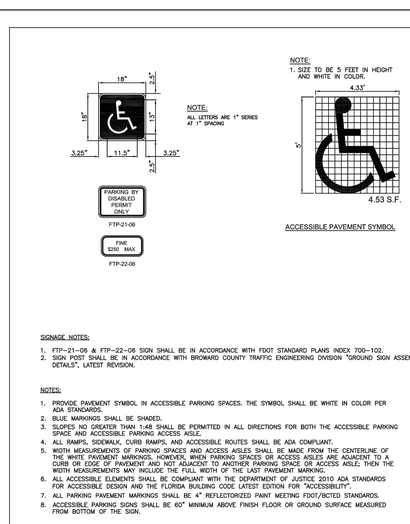


LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



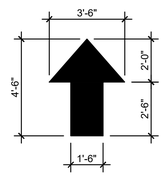
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21	
APPROVED: JG			



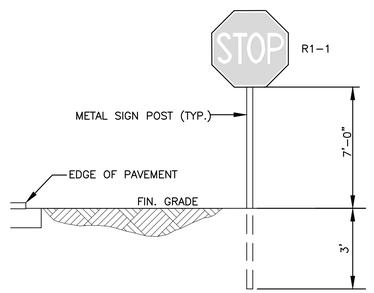
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22	
APPROVED: JG			

TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



TRAFFIC CONTROL ARROWS DETAILS
N.T.S



TYPICAL SIGN INSTALLATION DETAIL
NTS

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-19-25

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-13-23	TAC REVIEW COMMENTS
2	7-29-24	TAC REVIEW COMMENTS
3	2-19-25	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

8 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 1/25/23

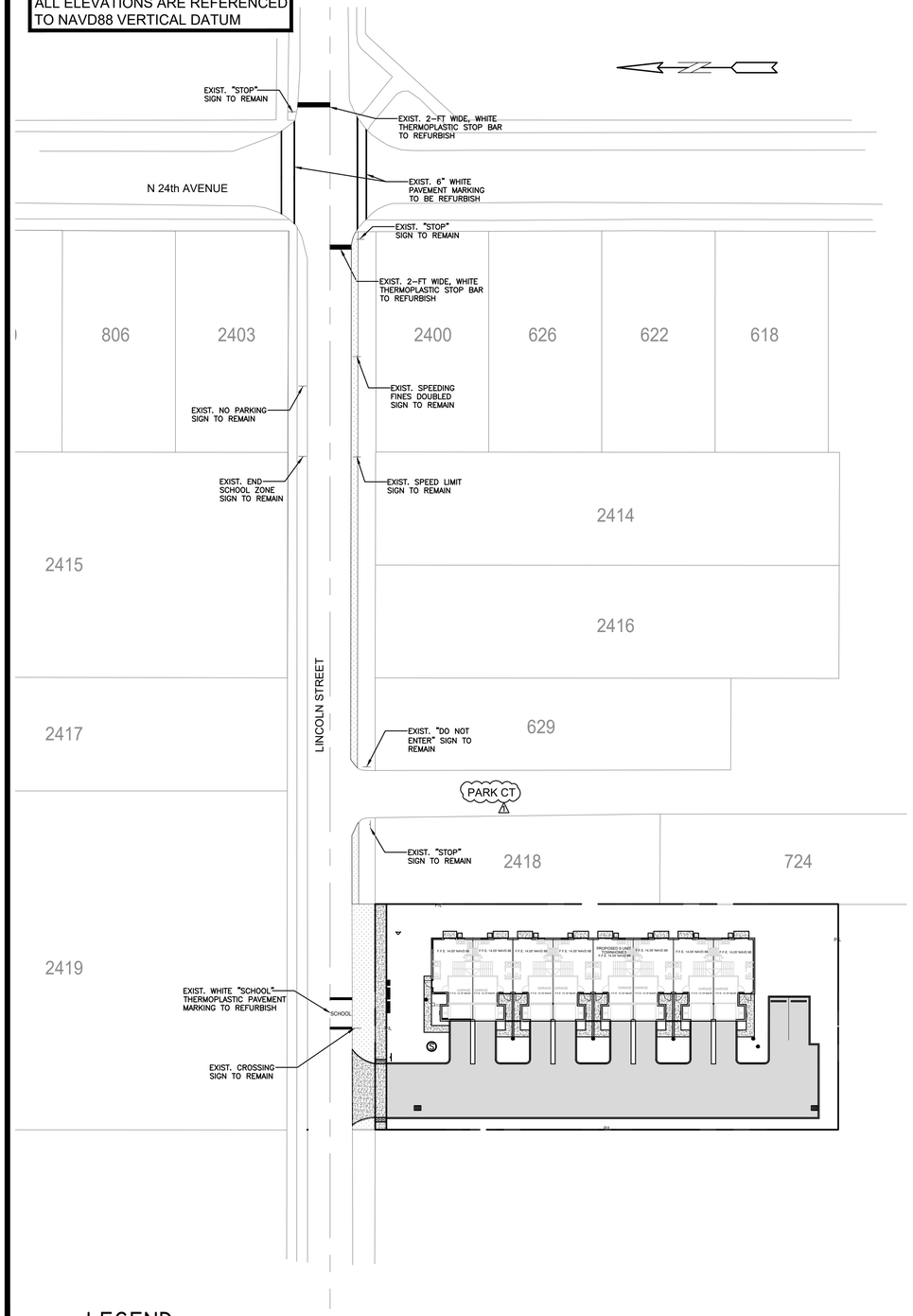
SCALE: 1"=10'

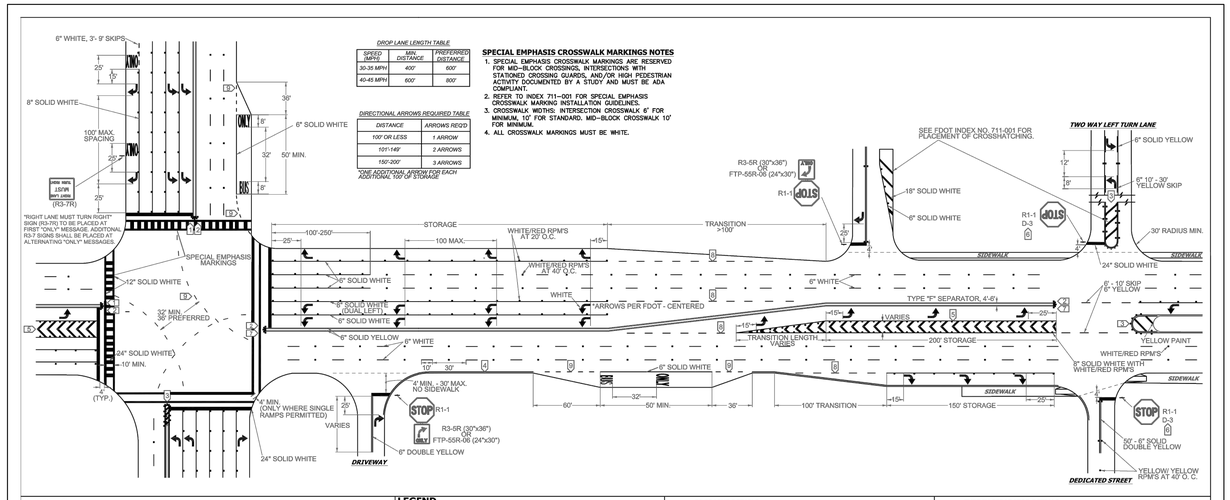
SHEET NO.: C5
5 OF 9

PROJECT NO.: 23-04

B.C.T.E.D. NO. XXXXXXX

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





DROP LANE LENGTH TABLE

SPEED (MPH)	MIN. DISTANCE	PREFERRED DISTANCE
30-35 MPH	400'	600'
40-45 MPH	600'	800'

DIRECTIONAL ARROWS REQUIRED TABLE

DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

*ONE ADDITIONAL ARROW FOR EACH ADDITIONAL 100' OF STORAGE

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

1. SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID-BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711-001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMUM, 10' FOR STANDARD, MID-BLOCK CROSSWALK 10' FOR MINIMUM.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.

NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PRO ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1. **YELLOW/YELLOW RPM DETAILS** — DIRECTION OF TRAVEL; CENTERLINE; 1'-0C., 1' MIN TO CROSSWALK; REFLECTIVE YELLOW
2. **MEDIAN NOSE PAINT DETAILS** — RAISED SEPARATOR; GRASS MEDIAN; POINT OF CURB; REFLECTIVE YELLOW; RADIUS POINT
3. **PAINTED MEDIAN DETAILS** — DIRECTION OF TRAVEL; 1'OC; 18" SOLID YELLOW; 6" SOLID DOUBLE YELLOW; YELLOW PAINT; YELLOW/YELLOW RPM's
4. **EDGE LINE DETAILS** — 6" SOLID WHITE OR YELLOW; EDGE OF PAVEMENT
5. **CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS** — DIRECTION OF TRAVEL; WHITE/RED RPM's; 18" SOLID WHITE; 6" SOLID WHITE; (SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)
6. **STREET NAME BLADE DETAILS** — SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.
7. **TYPE IV SEPARATOR DETAILS** — REFLECTIVE YELLOW PAINT; YELLOW/YELLOW RPM's; 6" SOLID YELLOW; TYPE "F" CURB AND GUTTER
8. **6'-10' SKIP DETAILS** — 6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS: • TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES
9. **2'-4' SKIP DETAILS** — 2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS: • RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (60' RADIUS PREFERRED OR AS NOTED ON PLANS) • BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".
WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"X36".

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

LEGEND

	PROPOSED CONCRETE		EXISTING WATER METER
	PROPOSED ASPHALT		EXISTING WATER VALVE
8.90	PROPOSED GRADE	N	PROPOSED BFP DEVICE
+8.38	EXISTING ELEVATION	S	EXISTING SAN. SEWER MH
	PROPOSED CATCH BASIN		EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN		
	PROPOSED WATER METER		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-19-25

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R.O.W. PAVEMENT MARKINGS PLAN

SCALE: 1"=30'

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-29-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
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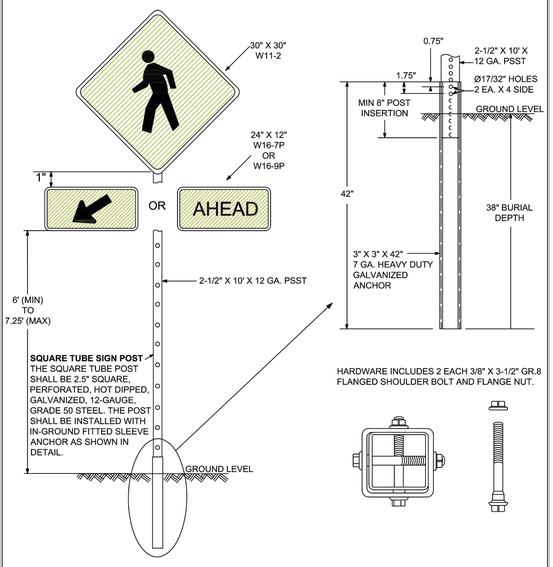
(786)302-7693
wzephyreng@gmail.com
CA#:31158

8 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 1/25/23
SCALE: 1"=30'
SHEET NO.: C6
6 OF 9
PROJECT NO.: 23-04

B.C.T.E.D. NO. XXXXXXX

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



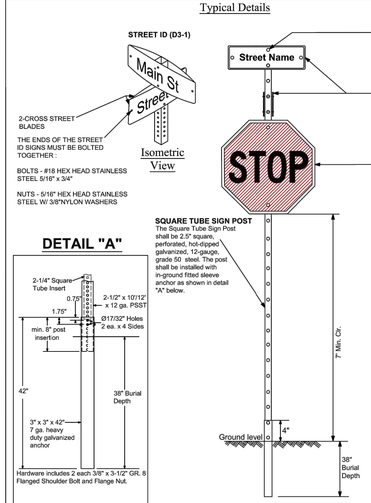
1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY	
REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: STEPHON RAMOUTAR
SHEET 1 OF 1	CHECKED BY: ANDREW SEBO, P.E., PTOE

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details



DETAIL "A"

STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

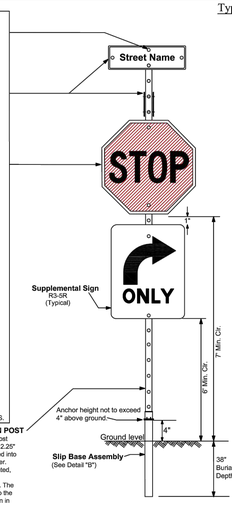
HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

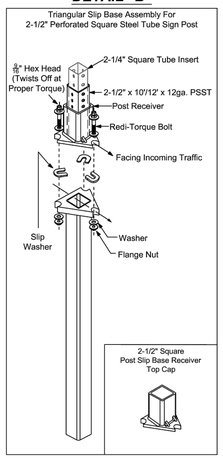
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



DETAIL "B"



Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

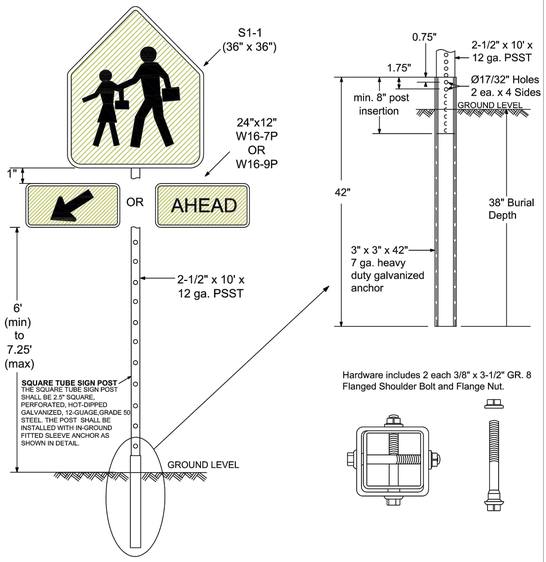
BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: CARMELO CARATOZZOLO, P.E.	

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY

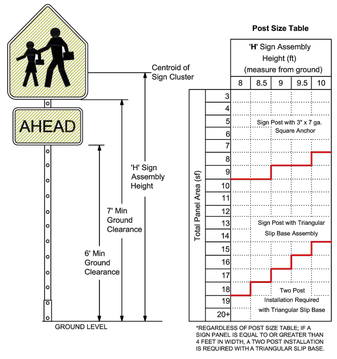


NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

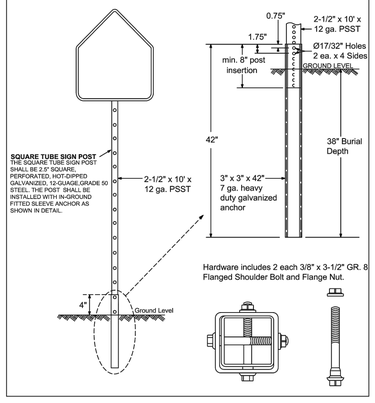
S1-1(36"x36") & SUPPLEMENTAL SIGN ASSEMBLY	
REVISION: 11-19-18	SCALE: NTS
	DESIGN BY: Yves d'Anjou, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

GUIDE TO USE THIS STANDARD:
1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

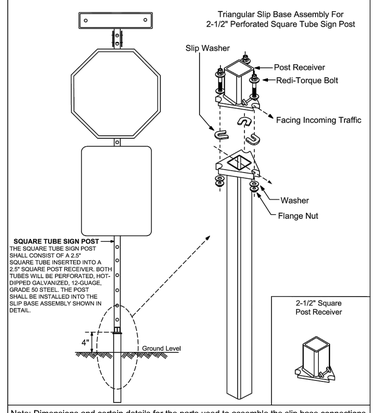


*REGARDLESS OF POST SIZE TABLE; IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA — PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-23-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

8 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-19-25

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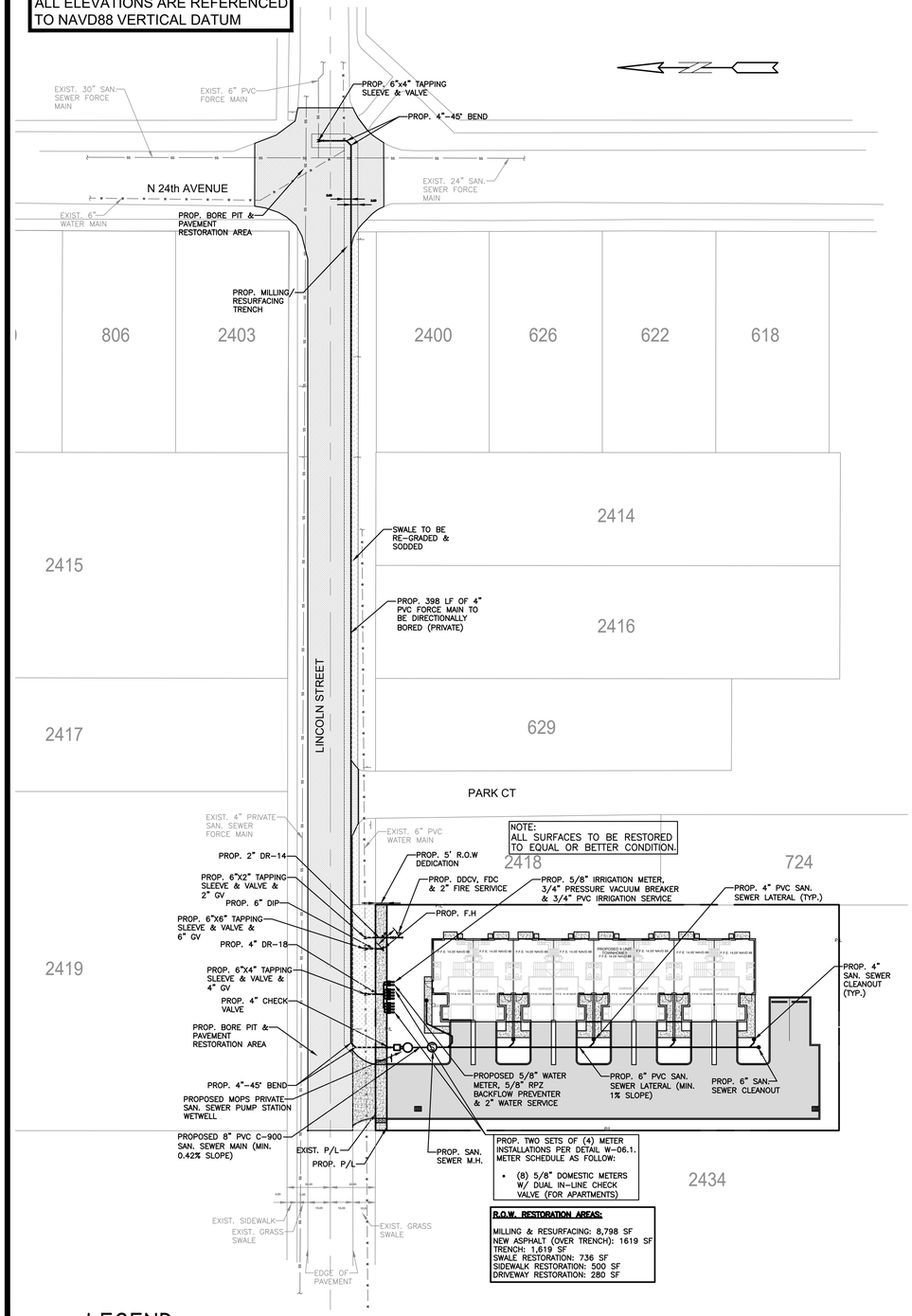
P.E.#:76036
DATE: 1/25/23
SCALE: N.T.S.
SHEET NO.: C7 7 OF 9
PROJECT NO.: 23-04

R.O.W. PAVEMENT MARKINGS DETAILS

SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



PROP. TWO SETS OF (4) METER INSTALLATIONS PER DETAIL W-06.1. METER SCHEDULE AS FOLLOW:

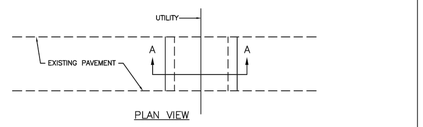
- (8) 5/8" DOMESTIC METERS W/ DUAL IN-LINE CHECK VALVE (FOR APARTMENTS)

R.O.W. RESTORATION AREAS:

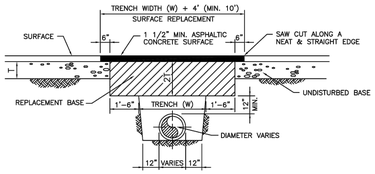
MILLING & RESURFACING: 8,798 SF
NEW ASPHALT (OVER TRENCH): 1619 SF
TRENCH: 1,619 SF
SWALE RESTORATION: 736 SF
SIDEWALK RESTORATION: 500 SF
DRIVEWAY RESTORATION: 280 SF

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



PLAN VIEW



SECTION "A-A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31	
APPROVED: JG			

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

FIRE DEPT. NOTES:
1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.5.3.1.1.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 9 RESIDENTIAL UNITS

WATER DEMAND
(9 RESIDENTIAL UNITS)X(141 GPD/UNIT)=1,269 GPD

WASTEWATER DEMAND
(9 RESIDENTIAL UNITS)X(100 GPD/UNIT)=900 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$\frac{L = S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01	
APPROVED: XXX			

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-19-25

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WATER & SEWER PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-23	TAC REVIEW COMMENTS
2	11-23-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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2420 LINCOLN STREET
HOLLYWOOD, FL

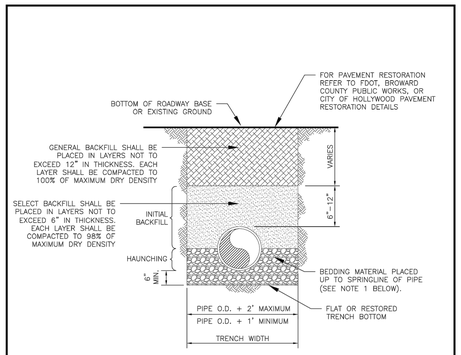
P.E.#:76036

DATE: 1/25/23

SCALE: 1"=30'

SHEET NO.: C8
8 OF 9

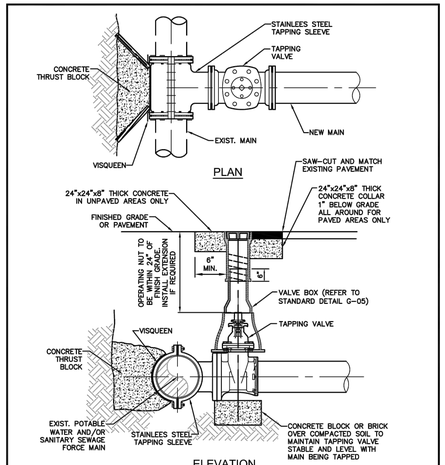
PROJECT NO.: 23-04



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

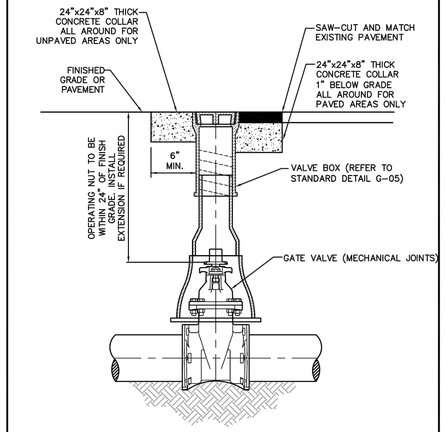
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		

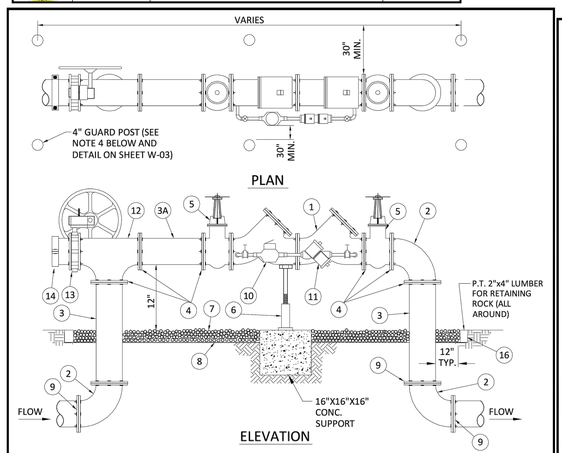


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		

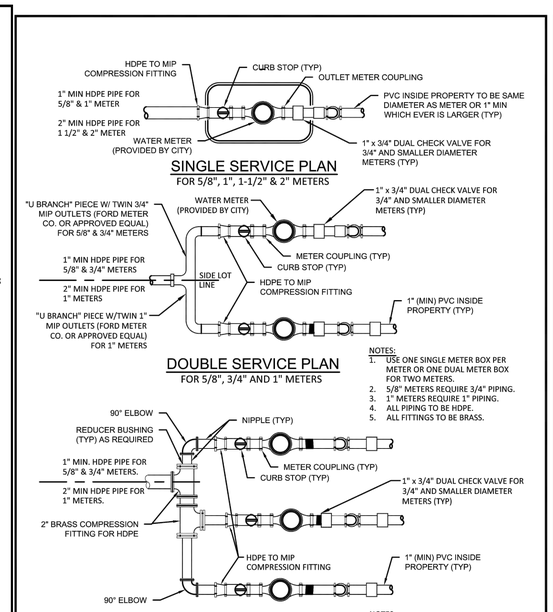


MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



NOTES:

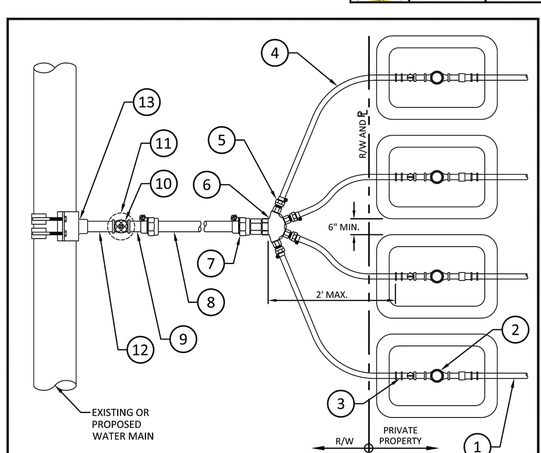
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

NOTES:

1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

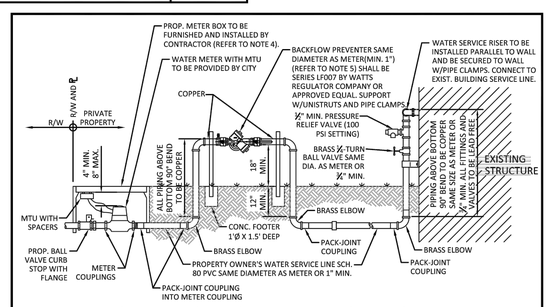
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



1. PROPERTY OWNER'S SERVICE PIPE
2. ¾", ¾" OR 1" METER INSTALLATION (REFER TO "SINGLE SERVICE PLAN" ON STANDARD DETAIL W-06) (TYP. FOR 4)
3. COUPLING W/1" COMPRESSION FOR HDPE X ¾" MIP
4. 1" HDPE SERVICE PIPE TO METER (TYP. FOR 4)
5. COUPLING W/1" MIP X 1" COMPRESSION FOR HDPE (TYP. FOR 4)
6. MULTI-SERVICE "Y" W/SINGLE 2" FIP INLET AND (4)-1" FIP OUTLETS (MULTI SERVICE BRASS Y)
7. COUPLING WITH 2" COMPRESSION FOR HDPE X 2" MIP
8. 2" HDPE WATER SERVICE PIPE
9. COUPLING W/2" BRASS THREAD x 2" COMPRESSION FOR HDPE
10. PROP. 2" GATE VALVE W/2" OPERATING WHEEL
11. PROP. VALVE BOX W/LID AND RISER. FOR UNPAVED AREAS, INSTALL 24"x24"x8" THICK CONC. COLLAR
12. PROPOSED 2" BRASS NIPPLE
13. PROP. DOUBLE STRAP SERVICE SADDLE FOR D.I.P. OR BAND SADDLE FOR PVC
14. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR ⅝", ¾" AND/OR 1" METERS	DRAWING NO. W-06.1
APPROVED: XXX		



NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-19-25

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UTILITIES DETAILS

SCALE: N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-24-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

8 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 1/25/23

SCALE: N.T.S.

SHEET NO.: C9
9 OF 9

PROJECT NO.: 23-04

MIGUEL DE DIEGO ARCHITECT PA
1657 TYLER STREET. SUITE: 107 HOLLYWOOD, FLORIDA 33020
OFFICE: (954) 926-3358 DEDIEGOARCH@AOL.COM

Project Name:
(23-DP-26)

Project Location:
2429-2430 LINCOLN STREET.HOLLYWOOD,FL 33020

DESCRIPTION:

LOT 27, BLOCK 14, "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES.", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

GENERAL CRITERIA STATEMENT

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The contemporary design of the project features an interplay of large and small windows on an irregular layout to spark interest at the pedestrian level. This motif is repeated at several locations throughout the design with different modern building materials. The front façade features a ground-to-roof level pvc panels that mimics the irregular nature of the windows that provides interesting shadows on the building during the day and lighting at night. The garage screen also incorporates irregularity while emphasizing verticality with composite slats for durability.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Located at the RM18 zoning, the neighborhood features a mix of residential and commercial uses, often with a focus on neighborhood-scale development. A diverse amount of building archetypes and different architectural styles can be found in this area such as: single-family homes, modern condominiums & apartments, local shops with a wide range of services provided. The proposed development fits perfectly within this mix of architectural styles while incorporating that very irregularity into its architectural details and building components.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The RM18 zoning district allows for a height of 45 feet, this is the case due to the location of the project site being so close to downtown. Even though immediate neighboring buildings are smaller in size, smaller single-family homes, similar scale developments can be found in the areas nearby. addition, many future development will be one of the neighboring buildings around the project site. also features modern architectural designs and is of similar massing and height.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.
Landscaping for the project will be of varied native plants typically used for the area while also maintaining sustainable methods that abide the LEED green building certification and practices.

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

February 8, 2023

Drainage Calculations for 8 Unit Townhomes Hollywood, FL

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	9.69' NAVD88
25 YEAR - 3 DAY	13.79' NAVD88	13.13' NAVD88
100 YEAR - 3 DAY	14.17' NAVD88	13.56' NAVD88

Prepared by:

WILFORD ZEPHYR
Digitally signed by WILFORD ZEPHYR
Date: 2023.02.28 16:28:08 -05'00'



2-28-23

Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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Project Name: 8 Unit Townhomes **Date:** 02/08/23
Project Address: 2420 Lincoln Street **Designed by:**
Hollywood, FL **Wilford Zephyr, P.E.**
ZE Project #: 23-04

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47	AC	
Pavement Area:	0.15	AC	
Building Area:	0.13	AC	
Grass Area (Pervious):	0.19	AC	
Lake Area:	0	AC	
Total Pervious Area:	0.19	AC	40.43%
Total Impervious Area:	0.28	AC	59.57%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.53
Average Finished Grades:	12.35 ft
Prop. Finished Floor Elev.:	14.05 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.19\ (0.60) + 0.15\ (\ .90)\ =}{0.34}$ 0.73

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 12.35 ft

Average Depth to Water Table (DWT) = 10.85 ft

Cumulative Water Storage (CWS) = 8.18 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 ''	0.45 ''
2.0 '	2.50 ''	1.88 ''
3.0 '	5.40 ''	4.05 ''
4.0 '	9.00 ''	6.75 ''

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) = 2.73

Curve Number (CN)

CN = 1000/(S+10) = 78.56

Water Quality Retention/Detention & Pretreatment Calculations

A. For a wet detention system, size system for highes ot first inch of runoff over the entire site or 2.5" times the % impervious area
B. For a dry detention system, size system for 75% of the volume required for a wet detention system.
C. For a retention system, size system for 50% of the volume required for a wet detention system.

1/2" Pretreatment

0.5" X 3.97 acres = 1.99 acre-inches (0.165 acre-ft)

1 IN Over Entire Site

1" X 0.47 acres = 0.47 acre-inches (0.039 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.47 acres - 0.13 acres = 0.34 acres
0.34 acres - 0.19 acres (pervious area) = 0.15 acres
0.15 acres / 0.34 acres X 100% = 44.12% impervious
2.5" X 0.4412 = 1.103" to be treated
1.103" X 0.47 acres = 0.52 acre-inches (0.043 acre-feet)

0.043 acre-ft of storage required for water quality.
Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

Finished Floor Elevation

$P_{1\ day}$=	100 year, 24 hour event:		13	(inches)	
$P_{3\ day}$=	100 year, 72 hour event:		17.67	(inches)	
		S=	2.73	(inches)	
		A=	0.47	(acre)	
		Q =	14.77	(inches)	
		V =	0.58	(ac-ft)	

Corresponding Stage = 13.56 ft
Set minimum finished floor elevation at 14.05' NAVD88.

Perimeter Control Elevation

$P_{1\ day}$=	25 year, 24 hour event:		10.5	(inches)	
$P_{3\ day}$=	25 year, 72 hour event:		14.27	(inches)	
		S=	2.73	(inches)	(see "Soil Storage" sheet
		A=	0.47	(acre)	for calculating "S")
		Q =	11.45	(inches)	
		V =	0.45	(ac-ft)	

Corresponding Stage = 13.13 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event: 3.28 (inches)
S= 2.73 (inches)
A= 0.47 (acre)

Q = 1.37 (inches)
V = 0.05 (ac-ft)

Corresponding Stage = 9.69 ft
Set minimum lowest catch basin at elevation at 11.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.47 AC

	(0.171 AC) *(Lin. 11.50'-12.50')*	*(0.15 AC)* *(Lin. from 11.50'-13.15')*		
Stage	***Surface Storage* (Landscape)**	***Surface Storage* (Pavement)**	***Trench Storage***	***Total***
9.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
10.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
10.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
11.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
11.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
12.00 '	0.04 AC-FT	0.04 AC-FT	0.13 AC-FT	0.21 AC-FT
12.50 '	0.09 AC-FT	0.08 AC-FT	0.13 AC-FT	0.29 AC-FT
13.00 '	0.17 AC-FT	0.11 AC-FT	0.13 AC-FT	0.41 AC-FT
13.50 '	0.26 AC-FT	0.18 AC-FT	0.13 AC-FT	0.56 AC-FT
14.00 '	0.34 AC-FT	0.25 AC-FT	0.13 AC-FT	0.72 AC-FT

*total landscape area=0.19 AC. 10% reduction applied (-0.019 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
Lowest Catch Basin Elevation = 11.50 ft
Bottom of Exfiltration Trench = 4.70 ft
Top of Exfiltration Trench = 9.70 ft
$EL_{inv.}$ = N/A

H_2 = 6.80 ft

Calculating Exfiltration Trench Length

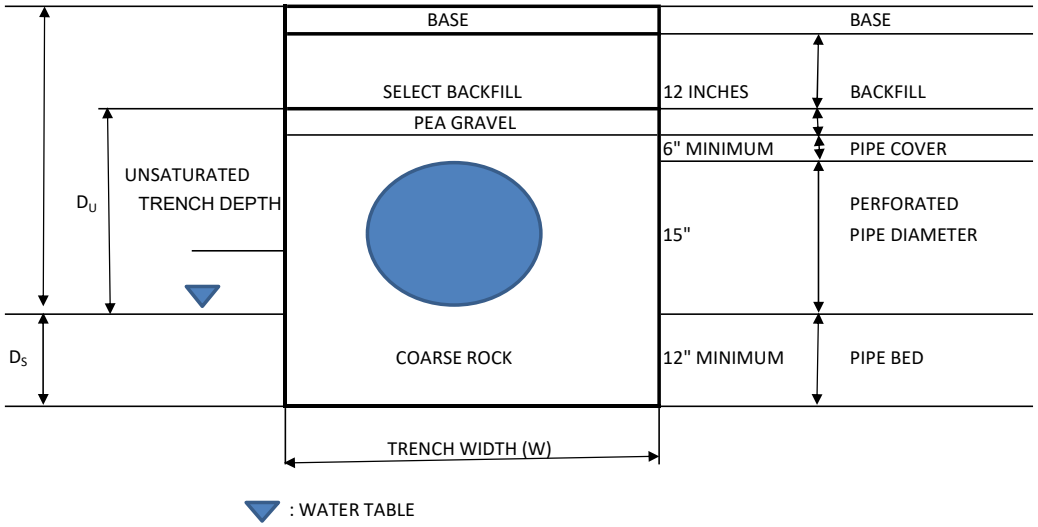
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
L_R = length of trench required (ft)
L_P = length of trench provided (ft)
$V_{exft.}$ = volume in exfiltration trench (ac-in)
FS = factor of safety
K =hydraulic conductivity (cfs/ft^2 - ft head)
H_2 = head on saturated surface (ft)
W = trench width (ft)
D_U = unsaturated trench depth (ft)
D_S = saturated trench depth

$$L_R = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

V_{wq} = 0.52 (0.043 ac-ft)
V_{add} = 1.02 (0.085 ac-ft)
%WQ = 0.5
FS = 2
K = 0.00015
H_2 = 6.8
W = 8
D_U = 5
D_S = 0

L_R = 126.92 ' of exfiltration trench required.

L_P = 163.00' of exfiltration trench provided.



Project Name:	**8 Unit Townhomes**	**Date:**	**02/08/23**
Project Address:	**2420 Lincoln Street Hollywood, FL**	**Designed by:**	
ZE Project #: 23-04		**Wilford Zephyr, P.E.**	

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47	AC	
Pavement Area:	0.15	AC	
Building Area:	0.09	AC	
Grass Area (Pervious):	0.23	AC	
Lake Area:	0	AC	
Total Pervious Area:	0.23	AC	48.94%
Total Impervious Area:	0.24	AC	51.06%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.53 ft
Average Finished Grades:	12.50 ft
Exist. Finished Floor Elev.:	13.60 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.23\ (0.60) + 0.15\ (\ .90)\ =}{0.38}$ 0.72

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 12.50 ft

Average Depth to Water Table (DWT) = 11.00 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 ''	0.45 ''
2.0 '	2.50 ''	1.88 ''
3.0 '	5.40 ''	4.05 ''
4.0 '	9.00 ''	6.75 ''

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) = 3.30

Curve Number (CN)

CN = 1000/(S+10) = 75.17

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$Q = (P-0.2S)^2 / (P + 0.8S)$ $V = Q \times A$ (ft/ 12 in)

Q = direct runoff (inches)
P = rainfall (inches)
S = soil storage (inches)
A = site area (acre)
V = Runoff Volume (ac-ft)

Finished Floor Elevation

$P_{1\ day}$=	100 year, 24 hour event:		13	(inches)
$P_{3\ day}$=	100 year, 72 hour event:		17.67	(inches)
		S=	3.30	(inches)
		A=	0.47	(acre)

Q =	14.24	(inches)
V =	0.56	(ac-ft)

Corresponding Stage = 14.17 ft

Perimeter Control Elevation

$P_{1\ day}$=	25 year, 24 hour event:		10.5	(inches)	
$P_{3\ day}$=	25 year, 72 hour event:		14.27	(inches)	
		S=	3.30	(inches)	(see "Soil Storage" sheet
		A=	0.47	(acre)	for calculating "S")

Q =	10.95	(inches)
V =	0.43	(ac-ft)

Corresponding Stage = 13.79 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.47 AC

	(0.207 AC) *(Lin. 12.00'-12.50')*	*(0.15 AC)* *(Lin. from 12.50'-13.60')*		
Stage	***Surface Storage* (Landscape)**	***Surface Storage* (Pavement)**	***Trench Storage***	***Total***
12.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
12.50 '	0.05 AC-FT	0.00 AC-FT	0.000 AC-FT	0.05 AC-FT
13.00 '	0.16 AC-FT	0.04 AC-FT	0.000 AC-FT	0.19 AC-FT
13.50 '	0.26 AC-FT	0.08 AC-FT	0.000 AC-FT	0.33 AC-FT
14.00 '	0.36 AC-FT	0.14 AC-FT	0.000 AC-FT	0.50 AC-FT
14.50 '	0.47 AC-FT	0.22 AC-FT	0.000 AC-FT	0.68 AC-FT

*total landscape area=0.23 AC. 10% reduction applied (-0.023 AC) due to loss of stormwater storage from tree trunks.

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

April 29, 2025

FIRE FLOW CALCULATIONS
Lincoln Street Apartments

2420 Lincoln Street
Hollywood, FL 33020

These calculations are for a three-story building, with a total area of 13,391 SF.

Fire Flow Area = 13,391 SF

Per NFPA 18.4,Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 1,500 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

(1,500 GPM)X0.75=1,125 GPM (fire flow credit for automatic sprinkler system)

(1,500 GPM) – (1,125 GPM)=375 GPM

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:



4-29-25

Wilford Zephyr, P.E., LEED AP, CFM

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Payment page

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Reference number AN0A6ABD96D5

Amount 3,000.00

shalom, you have successfully completed your payment. A confirmation email will be sent to pm2658@gmail.com.

City of Hollywood Planning and Urban Design

Return to Online Payment Center

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1835 E Hallandale Beach Blvd shalom hanoh
hallandale, FL 33009
US

ATTACHMENT B

Land Use and Zoning Map

ATTACHMENT C

Public Participation

Ronnie Shoua
Owner agent
tel: (954)918-9573

JULY - 02 -2025

City of Hollywood
Division of Planning & Urban
Design 2600 Hollywood
Boulevard, Suite #315 Hollywood
Florida 33020

Attention: Mr. Reginald White

Community Outreach Summary
2420-2430 Lincoln street
File #23-DP-26
Architect's Project #23-119

Dear White:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above referenced matter.

One October,12,2023, we sent notice to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on October,30, 2023, at 5:30 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on October,30, 2023, was attended by the some of the Design Team and the owner agent Ronnie Shoua and members of the Civic Associations and Community, Patricia Antrican, Christine Corbo, Betty Munro and Karen Albertson. Along with a few that logged in by phone number. Presentation of this Project and following the Presentation had a time of questions and answers.

Resident's concerns were additional traffic and the speed of travel on Lincoln Street. Along with noise from the Construction Site in additional to asking for the landscaping to be native species that is being planted along the West end of the Property.

Very Truly Yours,

Ronnie Shoua

Owner agent

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: October 12, 2023

Applicant: Aviva & Sam LLC

Legal Description: Lot 27 Block 14 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

Address or General Location: 2420-2430 Lincoln Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of October 10, 2023, and Planning Department, Civic Association within 500 feet, and City Commissions.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed October 12, 2023.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted October 12, 2023.

Thank You,

Christina Mathews

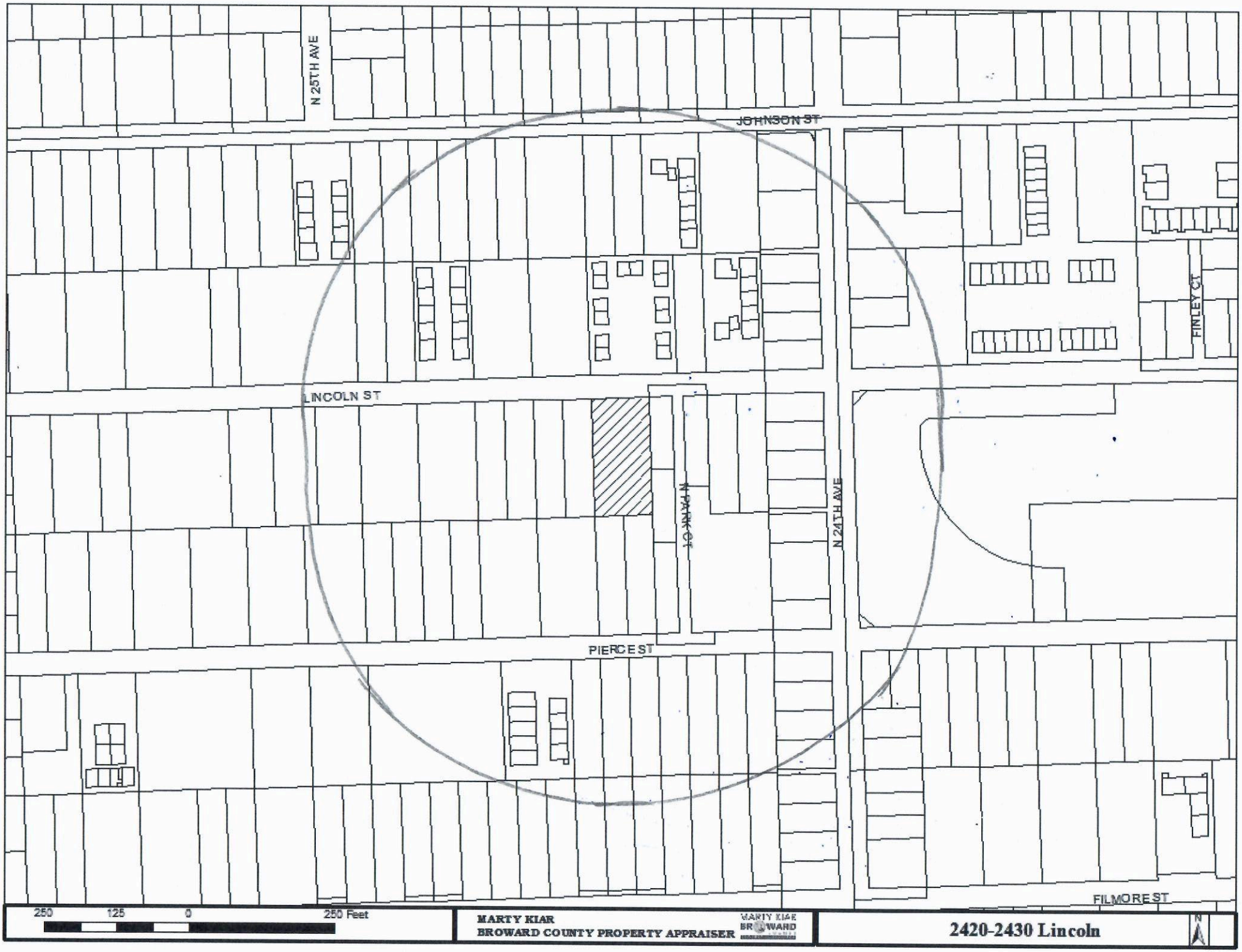
Sworn and subscribed before me this 12th day of October, 2023. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Aviva & Sam LLC
Project Name: 2420 Lincoln Street
FOR VIRTUAL MEETING LOGIN INFORMATION:
2420lincoln@gmail.com
MEETING DATE & TIME: 10/30/2023 @ 5:30 PM
Posted: 10/12/2023 By: Cutro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FINLEY CT
LINCOLN ST
N PARK CT
N 24TH AVE
PIERCE ST
FILMORE ST
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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
2420-2430 Lincoln
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Hollywood, FL 33020

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$8.54

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OCT 12 2023 Postmark Here

10/12/2023

7021 2720 0001 4921 9861

North Central Hollywood Civic Association
Attn: Patricia Antican
2534 Fillmore Street
Hollywood, FL 33020

or Instructions

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514216PN0030
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514216PN0050
514216PN0060
514216PN0070
514216PN0080
514216PN0090
514216PN0100
514216PN0110
514216PN0120

North Central Hollywood Civic Association
Attn: Patricia Antican
2534 Fillmore Street
Hollywood, FL 33020

Josh Levy, Mayor

Caryl S. Shuham, Commissioner Distrct 1

Linda Hill Anderson, Commissioner District 2

Traci L. Callari, Commissioner District 3

Adam Gruber, Commissioner District 4

Kevin D. Biederman, Commissioner District 5

Idelma Quintana, Commissioner District 6

CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045

NAME	ADDRESS_LI
RAVELO,LUIS OBARRERAS,ALICIA	2425 JOHNSON ST
KELLEY,LORI	2431 JOHNSON ST
PASCAL,JUAN	2439 JOHNSON ST
ROJO VERGARA,MARGARITA	2435 JOHNSON ST
PRETTYLEAF,CHARLES & CARMEN	2423 JOHNSON ST
DE FILIPPO,ANTONIOLANDAU,STEVEN	945 HABOR VIEW N
LIZARRAGA,PAULINA ESTHEFANILIZARRAGA,MIGUEL ANGEL	527 N 24 AVE
PIERRE,DANIELLE L	2338 PIERCE ST
SMITH,SHAWN DANIEL	2334 PIERCE ST
2327 LINCOLN VILLAGE LLC	800 SE 4 AVE #704
MCLEOD,SHARONFABIEN,CORYNA	12705 109 AVE
DENIS,ROBERT	803 N 24 AVE
SUSLEW,MENASHE & SHANEL	3333 COUNTRY DR
807 N 24 AVENUE LLC	216 CONGERS RD STE 204
EMBARK PROPERTIES LLC-2417LINCOLN ST SERIES	1751 SW 117 AVE
FARRAN & SONS LLC	5801 SURREY CIR W
ILCA,TEODORILCA,CAMELIA	3371 N 40 ST
GILDEA,BRIAN	2459 LINCOLN ST
GOMEZ,LUIS	2230 DOUGLAS ST
2501 LINCOLN ST LLC	2509 LINCOLN ST APT 106
ALBUJAR,OLGA PATRICIAMENDOZA,GIANCARLOS P ETAL	2458 JOHNSON ST
NA BESHEFA 101 LLC	2462 JOHNSON ST
FORSYTH,WILLIAM A	3041 NE 10 TER
NOCELO,MARCOS BRUNO SR	2456 JOHNSON ST #1-2
FELIZ,ANTONIO	2446 JOHNSON ST
KMA HOLLYWOOD 14 LLC	40 SW 13 ST STE 102
KMA HOLLYWOOD 14 LLC	40 SW 13 ST STE 102
LEANDRO BALLISTA STOCCO LLC% STOCCO,LEANDRO B	2426 JOHNSON ST
TAVAKOLI,AHMAD KRONIZI,MOHAMMAD REZA	1200 DIPLOMAT PKWY
SAP RE HOLDINGS LLC	PO BOX 546403
PH 2415 LLC	3180 N 36 ST
DIPAOLO,ALBERT	2431 PIERCE ST
MCDOOM,WINSTON WSMITH,COLLEEN ANTOINETTE	1241 CHENILLE CIR
2435 PIERCE LLC	2021 TYLER ST #100
DIAZ INVESTMENTS LLC	2447 PIERCE ST
LORDAN BEACH LLC	1776 POLK ST #1603
CAICO FAM TRCAICO,ANDREW TRSTEE ETAL	187 PARKVIEW PL
GALLOWAY,JOEY E & BRIGITTA	301 NE 2 AVE
GALLOWAY,JOEY E & BRIGITTA	301 NE 2 AVE
MIAMI FRONTIER CORP	17270 NE 19 AVE
HOLLYTOWN LLC	2980 NE 207 ST #603
IMPERIAL LLC	18950 N BAY RD
HORNSTEIN,SHLOMO &HORENSTEIN,DAVID ETAL	2805 SW 58 MNR
2456 LINCOLN STREET LLC	703 CAMINO GARDENS LN
TERRACCIANO,CAROLINA	6313 SW 33 ST
MINTO,KAMALA	730 SW 98 ST
LINCOLNWOOD LLC	7792 NW 54 ST
HIGH,DANIEL P & STEPHANIE	2434 LINCOLN ST
AVIVA & SAM LLC	1835 E HALLANDALE BCH BLVD #761
PFOHL,JOHN R	2414 LINCOLN ST
GOLDMAN,PHILIP	2416 LINCOLN ST
PACHECO,JULIO	2415 FILLMORE ST
BERMUDEZ,SARAHULDA	2411 FILLMORE ST
BE PROPERTY GROUP LLC	2201 NE 48 ST
TOWNS,RONALD & STEPHANIE D	2419 FILLMORE ST
BALDWIN,JOHN H/EBALDWIN,PIRET	2431 FILLMORE ST
2427 FILLMORE LLC	212 S ISLAND DR
C ROACH ENTERPRISES LLC	7777 DAVIE RD EXT STE 302B

FLOREZ,JUAN G	2435 FILLMORE ST
VALERO,JOSIASWELSCH,STEPHEN	2443 FILMORE ST
VALERO,JOSIASWELSCH,STEPHEN	2443 FILMORE ST
EDERI,SHIMON & YEHUDIT	2451 FILLMORE ST
JACKSON ARMS LLC	2421 HOLLYWOOD BLVD
2462 PIERCE LLC	2021 TYLER ST #100
2434 PIERCE LLC	1025 E HALLANDALE BCH BLVD 15842
E & D HOLLYWOOD LLC	5430 SW 25 AVE
ZAMBONI,COSMIN	2430 PIERCE ST
US HOUSING EQUITY FUND LLC	19790 W DIXIE HWY #1001
ISUNZA,RUBEN F	2418 PIERCE ST
LOCKLEAR,AWILDA	2410 PIERCE STREET
HUFFORD,BRIAN	2414 PIERCE ST
PUERTA,GIOVANNA	2403 LINCOLN ST
RODRIGUEZ,JONATHAN R	806-808 N 24 AVE
MIRON 810 LLC	407 POINCIANA DR
BLATTER,GEDALYA	814 N 24 AVE
MIRON 820 LLC	407 POINCIANA DR
MIRON 826 LLC	407 POINCIANA DR
PRESTON,KAREN ANDREA	2407 PIERCE ST
BH HOLLYWOOD 26 LLC	4100 N 34 AVE
ALBO INVESTMENTS LLC	2421 HOLLYWOOD BLVD
DWYER,OVRILL	618 N 24 AVE
MORENO,TANYA I	622 N 24 AVE
SAINTIL,MARIE A	4101 SW 137 AVE
ROBERTO BIRMAN IRREV TRELENA BIRMAN IRREV TR % J BIRMAN	1084 TRAFALGAR ST
GORAYANOVA,SVETLANA	514 N 24 AVE
GLOBE DELIVERY LLC	1130 S CANAL ST #1726
GLOBE DELIVERY LLC	1130 S CANAL ST #1726
LOPEZ ROJAS,SANDRA PATRICIA	528 N 24 AVE
GARCIA,ROLAND & ROSA M	1113 HOLLYWOOD BLVD
NAYA,RICARDO	9610 NW 13 ST
ROSNER,GERALDINE	724 N PARK CT
WESOCKES,CHARLES JWESOCKES,JUDITH D	2534 LIBERTY ST
WRIGHT,KEVIN C	113 VERNON AVE APT 1
CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206
CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206
PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TR	2600 HOLLYWOOD BLVD #212
LOSCA LLC	2049 S OCEAN DR #504E
PICON,ENRIQUE & JESSICA ROSSANA	2415 LINCOLN ST UNIT 102
FRIED,PABLOLUDMAN,JULIETA	2415 LINCOLN ST #103
JANCZYK,MONIKA	2415 LINCOLN ST #104
GINA LLC%BRILLIANCE REALTY GROUP	1395 BRICKELL AVE #900
GOMBINER PROPERTIES LLC	2415 LINCOLN ST #106
WHEATT,CYNTHIA	2415 LINCOLN ST APT 107
STEWART,DELROSE L	2415 LINCOLN ST UNIT 201
CARPENTER,CHARLES E	2415 LINCOLN ST UNIT 202
BALKISSOON,AMIT	136 BEACH 117 ST APT 406
DIAZ QUINTANA,YUDISLEIDYS	2703 TAYLOR ST
ROMERO,MARIA ESTHER H/EROMERO,LOURDES	2415 LINCOLN ST #205
KEILL,GALE EKEILL,ROBERT J	1454 TYLER ST
ALFIERI,ROSEMARY	2415 LINCOLN ST APT 207
VALFAC INVESTMENT CORP	393 SW 159 LN
YJJ INVESTMENT GROUP II LLC	12916 NW 22 MNR
MARES,DANIEL & LAURESMARES,JAY A	9804 SW 133 CT
KUBIEC,MICHAL	2438 PIERCE ST APT 9
TOTALINVEST LLC	21500 BISCAYNE BLVD STE 401
TARA KAI LIV TRKAI,TARA TRS	11140 SEDGEMOOR LN
BENAR LLC	2801 NE 183 ST #217W

ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
EUSKAL ANAIAK LLC	2701 GRIFFIN RD
ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
LAPAMPA TRDE LUCA,DANIEL GUSTAVO TRSTEE	20100 W COUNTRY CLUB DR # 1505
D'ASCANIO,VICENTINA DI IORIONETO,CARMINE D'ASCANIO	2420 JOHNSON ST #105
MARTINEZ,RAULMARTINEZ,PALOMA ETAL	2000 NE 135 ST #303
MAZO,HECTOR LEON	509 3 AVE
PEREZ,YOLANDA C	16701 NE 13 AVE #308
ROJO VERGARA,MARGARITA	PO BOX 220322
KHAIKIN,EVGENY	34384 DUNHILL DR
ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
BUENDIA,RAMONRODRIGUEZ,MIREN	2108 QUAIL ROOST DR
STRABLEDO INC	2000 ISLAND BLVD #3005
ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
MARTINEZ COLLOT,MATILDE RMARTINES,MARIA JOSE	2 COURS DES ARTS METIERS
ALLIANCE CONDOS & APRARTMENTS%GIBSON GROUP	PO BOX 11964
CHRISANTHREE LLC	1452 NAUTILUS ISLE
MODICAMORE,GIUSEPPINA	8554 RUE ALBANEL
NIETO,ILIE	6935 SW 84 AVE
LOGAN TYLER HOLDINGS INC	2004 POLK ST
CARTAYA,DORIMBEL M	3760 INVERRARY DR # 3H
GORDON,MITCHELLGORDON,CARMEN ETAL	PO BOX 15683
HUMMEL,LAURA	2451 LINCOLN ST APT 2
ERICKSON,NICHOLAS S	9384 NW 23 ST
GUILARTE,JOSE D	2451 LINCOLN ST #4
KRAWCZONEK,JON & SUSAN	2451 LINCOLN ST APT 5
HONEYFLOWER LLC	922 NW 1 ST
LAIRD,DAWN MARIE	816 61ST AVE NE
SMITH,BRIAN R &CAMARENA,TIFFANY	2451 LINCOLN ST UNIT 8
KENNEDY,DENISE L	2451 LINCOLN ST #9
FAYA,CHRISTIAN M &PORTOCARRERO,MILAGROS F	2451 LINCOLN ST APT 10
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
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SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
SBA PROPERTIES LLC	3029 NE 188 ST APT 725
MCEATHRON,DEBRA J	2438 PIERCE ST APT 1
HERNANDEZ,CARMENBIJKEBBE,ANTOINE	5290 SW 22 AVE
VELEZ,AURA NELLY	2438 PIERCE ST APT 3
KUSTURIS-ZULUETA,S & MANUEL	2438 PIERCE ST APT 4
JANE,JOHN A	2438 PIERCE ST UNIT 5
KUSTURIS,SOPHIA	2438 PIERCE ST #6
DOSS,LAINE	2438 PIERCE ST #7
CASTRO,MARIELA	2438 PIERCE ST #8
KUBIEC,KINGA	2438 PIERCE ST APT 9
2500 JOHNSON ST LLC	7353 CANOGA AVE
2500 JOHNSON ST LLC	7353 CANOGA AVE
2500 JOHNSON ST LLC	7353 CANOGA AVE
2500 JOHNSON ST LLC	7353 CANOGA AVE
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2500 JOHNSON ST LLC	7353 CANOGA AVE
2500 JOHNSON ST LLC	7353 CANOGA AVE
2500 JOHNSON ST LLC	7353 CANOGA AVE
NATYMAR LLC	1175 NE MIAMI GARDENS DR #506
GONZALEZ,GUILLERMO G	1520 S 19 AVE
ITALMAR INC	2049 S OCEAN DR #703-E
EL PORTENITO CORP	2049 S OCEAN DR #703-E
RODRIGUEZ,ZEIDA N	2450 LINCOLN ST APT 5
TIO,MIGUEL	6961 SW 5 CT
EL PORTENITO CORP	2049 S OCEAN DR #703-E
NATYMAR LLC	1175 NE MIAMI GARDENS DR #506
NATYMAR LLC	1175 NE MIAMI GARDENS DR #506
LOSCA LLC	1175 NE MIAMI GARDENS DR #506
LEONCE,RAMSES	2450 LINCOLN ST APT 11
LOSCA LLC	1175 NE MIAMI GARDENS DR #506

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020-4807
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Hollywood, FL 33020-4807
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Hollywood, FL 33020-4807

CITY	STATE	ZIP	ZIP4	LEGAL
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 4 E 50 OF S1/2 BLK 7
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 4 W 50 OF S1/2 BLK 7
HOLLYWOOD	FL	33020		HOLLYWOOD TERRACE 3-12 BLOT 18 BLK 7
HOLLYWOOD	FL	33020		HOLLYWOOD TERRACE 3-12 BLOT 19 BLK 7
HOLLYWOOD	FL	33020	3922	HOLLYWOOD TERRACE 3-12 BLOT 22 BLK 7
HOLLYWOOD	FL	33019		HOLLYWOOD TERRACE 3-12 BLOT 23 BLK 7
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 N 50 OF
HOLLYWOOD	FL	33020	4416	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 W 50 OF
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 E 50 OF
HALLANDALE BEACH	FL	33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 10 & S 70 C
S OZONE PARK	NY	11420	1515	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 11 N 85 FT
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 11 N 50 OF
SCHERTZ	TX	78108		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 LESS S
NEW CITY	NY	10956		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 S 80 FT,
DAVIE	FL	33325		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK
DAVIE	FL	33331	2566	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 BLK 13
HOLLYWOOD	FL	33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 BLK 13
HOLLYWOOD	FL	33020	3926	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8 E1/2 BLK
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8 W1/2 BLK
HOLLYWOOD	FL	33020	3955	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 ,10 BLK 1
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 23 E1/2 BLI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 23 W1/2 BL
POMPANO BEACH	FL	33064	6368	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 24 E1/2 BLI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 24 W1/2 BL
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 25 W1/2 BL
MIAMI	FL	33130		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 25 E1/2 BLI
MIAMI	FL	33130		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 26 BLK 13
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 E1/2 BLI
HOLLYWOOD	FL	33019		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 W1/2 BL
SURFSIDE	FL	33154		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 BLK 13
HOLLYWOOD	FL	33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 BLK 14 &
HOLLYWOOD	FL	33020	4309	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK
WESTON	FL	33327		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK
HOLLYWOOD	FL	33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 E1/2 BLK
MOUNT KISCO	NY	10549		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 W1/2 BLK
DANIA BEACH	FL	33004	4812	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8 W1/2 BLK
DANIA BEACH	FL	33004	4812	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8 E1/2 BLK
NORTH MIAMI BEACH	FL	33162		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 BLK 14
AVENTURA	FL	33180		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 10 BLK 14
SUNNY ISLES BEACH	FL	33160	2325	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 E1/2 & L
FORT LAUDERDALE	FL	33312	6539	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 E 3/4 BL
BOCA RATON	FL	33432		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 23 BLK 14
MIRAMAR	FL	33023		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 25 E 50 BLI
PEMBROKE PINES	FL	33025		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 25 W 50 BL
MIAMI	FL	33166		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 26 W1/2 BL
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 26 E1/2 BLI
HALLANDALE BEACH	FL	33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 E1/2 BLI
HOLLYWOOD	FL	33020	3927	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 W1/2 BL
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 W1/2 BLK
HOLLYWOOD	FL	33020	4305	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 E1/2 BLK
LIGHTHOUSE POINT	FL	33064		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 W1/2 BLK
HOLLYWOOD	FL	33020	4305	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK
GOLDEN BEACH	FL	33160		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK
DAVIE	FL	33024		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 W1/2 BLK

HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 E1/2 BLK
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 BLK 15 LI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E 1/2 BLK
HOLLYWOOD	FL	33020	4305	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 E1/2 BLK
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 BLK 15
HOLLYWOOD	FL	33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 23,24,25 \
HALLANDALE BEACH	FL	33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 26 E1/2 BLI
FORT LAUDERDALE	FL	33312		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 E1/2 BLI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 W1/2 BL
MIAMI	FL	33180		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 28 W1/2 BL
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 28 E1/2 BLI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 E1/2 BLI
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 W1/2 BL
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020	3905	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020	4309	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33021		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
MIRAMAR	FL	33027	3021	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
TEANECK	NJ	07666		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
CHICAGO	IL	60607		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
CHICAGO	IL	60607		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33020	4304	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
HOLLYWOOD	FL	33019		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLK
PEMBROKE PINES	FL	33024		STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYW
HOLLYWOOD	FL	33020	3931	STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYW
HOLLYWOOD	FL	33020		STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYW
BROOKLYN	NY	11206	6540	STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYW
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOF
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOF
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BR/W
HALLANDALE BEACH	FL	33009		PARADISE GARDENS II CONDOUNIT 101PER CDO BK/
HOLLYWOOD	FL	33020	3948	PARADISE GARDENS II CONDOUNIT 102PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 103PER CDO BK/
HOLLYWOOD	FL	33020	3984	PARADISE GARDENS II CONDOUNIT 104PER CDO BK/
MIAMI	FL	33131		PARADISE GARDENS II CONDOUNIT 105PER CDO BK/
HOLLYWOOD	FL	33020	3948	PARADISE GARDENS II CONDOUNIT 106PER CDO BK/
HOLLYWOOD	FL	33020	3948	PARADISE GARDENS II CONDOUNIT 107PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 201PER CDO BK/
HOLLYWOOD	FL	33020	3949	PARADISE GARDENS II CONDOUNIT 202PER CDO BK/
ROCKAWAY PARK	NY	11694	2061	PARADISE GARDENS II CONDOUNIT 203PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 204PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 205PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 206PER CDO BK/
HOLLYWOOD	FL	33020	3949	PARADISE GARDENS II CONDOUNIT 207PER CDO BK/
PEMBROKE PINES	FL	33027		PARADISE GARDENS II CONDOUNIT 301PER CDO BK/
PEMBROKE PINES	FL	33028		PARADISE GARDENS II CONDOUNIT 302PER CDO BK/
MIAMI	FL	33186		PARADISE GARDENS II CONDOUNIT 303PER CDO BK/
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 304PER CDO BK/
AVENTURA	FL	33180		PARADISE GARDENS II CONDOUNIT 305PER CDO BK/
CHARLOTTE	NC	28277	2969	PARADISE GARDENS II CONDOUNIT 306PER CDO BK/
AVENTURA	FL	33160		PARADISE GARDENS II CONDOUNIT 307PER CDO BK/

FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 101PER CDO B
FORT LAUDERDALE	FL	33312		PARADISE GARDENS INC CONDOUNIT 102PER CDO B
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 103PER CDO B
AVENTURA	FL	33180		PARADISE GARDENS INC CONDOUNIT 104PER CDO B
HOLLYWOOD	FL	33020		PARADISE GARDENS INC CONDOUNIT 105PER CDO B
NORTH MIAMI	FL	33181		PARADISE GARDENS INC CONDOUNIT 106PER CDO B
WEST HAVEN	CT	06516		PARADISE GARDENS INC CONDOUNIT 107PER CDO B
MIAMI	FL	33162		PARADISE GARDENS INC CONDOUNIT 201PER CDO B
HOLLYWOOD	FL	33022	0322	PARADISE GARDENS INC CONDOUNIT 202PER CDO B
FREMONT	CA	94555	2936	PARADISE GARDENS INC CONDOUNIT 203PER CDO B
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 204PER CDO B
WESTON	FL	33327		PARADISE GARDENS INC CONDOUNIT 205PER CDO B
AVENTURA	FL	33160		PARADISE GARDENS INC CONDOUNIT 206PER CDO B
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 207PER CDO B
*AIXPROVENCE BOUCES DUR	FR	13100		PARADISE GARDENS INC CONDOUNIT 301PER CDO B
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 302PER CDO B
DANIA BEACH	FL	33004		PARADISE GARDENS INC CONDOUNIT 303PER CDO B
*SAINT LEONARD QC	CA	H1P 2	L2	PARADISE GARDENS INC CONDOUNIT 304PER CDO B
CORAL GABLES	FL	33143		PARADISE GARDENS INC CONDOUNIT 305PER CDO B
HOLLYWOOD	FL	33020		PARADISE GARDENS INC CONDOUNIT 306PER CDO B
LAUDERHILL	FL	33319		PARADISE GARDENS INC CONDOUNIT 307PER CDO B
FORT LAUDERDALE	FL	33318	5683	FOUR PILLARS APTS CONDOUNIT 1PER CDO BK/PG:
HOLLYWOOD	FL	33020	3995	FOUR PILLARS APTS CONDOUNIT 2PER CDO BK/PG:
PEMBROKE PINES	FL	33024		FOUR PILLARS APTS CONDOUNIT 3PER CDO BK/PG:
HOLLYWOOD	FL	33020	3995	FOUR PILLARS APTS CONDOUNIT 4PER CDO BK/PG:
HOLLYWOOD	FL	33020	3995	FOUR PILLARS APTS CONDOUNIT 5PER CDO BK/PG:
FORT LAUDERDALE	FL	33311		FOUR PILLARS APTS CONDOUNIT 6PER CDO BK/PG:
ST PETERSBURG	FL	33703	1616	FOUR PILLARS APTS CONDOUNIT 7PER CDO BK/PG:
HOLLYWOOD	FL	33020		FOUR PILLARS APTS CONDOUNIT 8PER CDO BK/PG:
HOLLYWOOD	FL	33020		FOUR PILLARS APTS CONDOUNIT 9PER CDO BK/PG:
HOLLYWOOD	FL	33020	3995	FOUR PILLARS APTS CONDOUNIT 10PER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 19APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 19BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 21APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 21BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 23APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 23BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 25APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 25BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 27APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 27BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 29APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 29BPER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 31APER CDO BK/PG:
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 31BPER CDO BK/PG:
HOLLYWOOD	FL	33020	4351	SUMMERSONG VILLAS CONDOUNIT 1PER CDO BK/PG
FORT LAUDERDALE	FL	33312	6002	SUMMERSONG VILLAS CONDOUNIT 2PER CDO BK/PG
HOLLYWOOD	FL	33020	4351	SUMMERSONG VILLAS CONDOUNIT 3PER CDO BK/PG
HOLLYWOOD	FL	33020	4351	SUMMERSONG VILLAS CONDOUNIT 4PER CDO BK/PG
HOLLYWOOD	FL	33020	4351	SUMMERSONG VILLAS CONDOUNIT 5PER CDO BK/PG
HOLLYWOOD	FL	33020	4363	SUMMERSONG VILLAS CONDOUNIT 6PER CDO BK/PG
HOLLYWOOD	FL	33020	4387	SUMMERSONG VILLAS CONDOUNIT 7PER CDO BK/PG
HOLLYWOOD	FL	33020		SUMMERSONG VILLAS CONDOUNIT 8PER CDO BK/PG
HOLLYWOOD	FL	33020	4363	SUMMERSONG VILLAS CONDOUNIT 9PER CDO BK/PG
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 1PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 2PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 3PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 4PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 5PER CDO BK/P

LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 6PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 7PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 8PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 9PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 10PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 11PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 12PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 13PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 14PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 15PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 16PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 17PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 18PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 19PER CDO BK/P
LOS ANGELES	CA	91303		VILLAS TOLEDO CONDOMINIUMUNIT 20PER CDO BK/P
MIAMI	FL	33179		GARDEN TERRACE CO-OPUNIT 1
HOLLYWOOD	FL	33020		GARDEN TERRACE CO-OPUNIT 2
HALLANDALE BEACH	FL	33009		GARDEN TERRACE CO-OPUNIT 3
HALLANDALE BEACH	FL	33009		GARDEN TERRACE CO-OPUNIT 4
HOLLYWOOD	FL	33020	3996	GARDEN TERRACE CO-OPUNIT 5
HOLLYWOOD	FL	33023		GARDEN TERRACE CO-OPUNIT 6
HALLANDALE BEACH	FL	33009		GARDEN TERRACE CO-OPUNIT 7
MIAMI	FL	33179		GARDEN TERRACE CO-OPUNIT 8
MIAMI	FL	33179		GARDEN TERRACE CO-OPUNIT 9
MIAMI	FL	33179		GARDEN TERRACE CO-OPUNIT 10
HOLLYWOOD	FL	33020	3996	GARDEN TERRACE CO-OPUNIT 11
MIAMI	FL	33179		GARDEN TERRACE CO-OPUNIT 12

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 6_2025 0812

Agenda Date:	8/12/2025
To:	Planning and Development Board
Title:	FILE NO.: 24-DP-27 APPLICANT: Plunkett Apt LLC LOCATION: 2011 Plunkett Street REQUEST: Design and Site Plan review for a 16-unit residential development located in the PS-1 zoning district within the Regional Activity Center.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 24-DP-27

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Design and Site Plan review for a 16-unit residential development located in the PS-1 zoning district within the Regional Activity Center.

REQUEST:
Design and Site Plan review for a 16-unit residential development in the PS-1 zoning district within the Regional Activity Center located at 2011 Plunkett Street.

RECOMMENDATION:

Design: Approval.
Site Plan: Approval if the design is granted.

BACKGROUND
The subject site at 2011 Plunkett Street is approximately 0.25 acres situated within the Regional Activity Center. The intention of the Regional Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

The property at 2011 Plunkett Street is currently utilized as a single-family home. The development site is mostly surrounded by a combination of single-family homes and low-density apartment complexes. The site is adjacent to an alley in the rear (north) with access from Plunkett Street. The development site is located in close proximity to the Florida East Coast Railway, along S. 21st Ave., and is less than 300 feet from Poinciana Park.

REQUEST
The applicant is requesting a review and approval of the Design and Site Plan for a new 16-unit multifamily development located in the PS-1 zoning district within the Regional Activity Center.

The proposed 4-story multifamily development is approximately 42 feet in height and is comprised of 16 units with a mix of one and two-bedroom apartments. The residential development has a total gross floor area of approximately 13,400 square feet. The residential development's design is modern and contemporary. The pedestrian entry is highlighted by interlocking concrete slabs with artificial grass inlays, creating a warm and welcoming entry experience for residents and visitors alike. The parking garage provides a combination of traditional parking spaces, mechanical parking lifts, EV charging stations and bicycle racks for residents. The proposed development features a rooftop terrace with landscape. The proposed development at 2011 Plunkett Street is a contemporary and modern residential building that enhances the public view.

PROJECT INFORMATION

Owner/Applicant:	PLUNKET APT LLC
Address/Location:	2011 Plunkett Street
Net Size of Property:	10,847 sq. ft. (0.25 acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Parkside Low Intensity Multi-Family District (PS-1)
Present Use of Land:	Single-Family Home
Gross Floor Area:	13,511 sq. ft.
Parking	26 spaces
Bicycle Parking:	3 spaces

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Parkside Low Intensity Multi-Family District (PS-1)
South:	Parkside Low Intensity Multi-Family District (PS-1)
East:	Parkside Low Intensity Multi-Family District (PS-1)
West:	Parkside Low Intensity Multi-Family District (PS-1)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of low-density multifamily and single-family properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development,*

encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together, the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all parking requirements and building setbacks.

The project is consistent with the Comprehensive Plan based on the following Objectives:

Land Use Element – Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Land Use Element – Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, geographically defined by the Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential neighborhoods, the Regional Activity Center, and City Hall. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 3.3: *Attract new commercial and light industrial/service uses that provide adequate buffering, through an overlay district.*

Policy 3.11: *Encourage mixed-use overlay districts to include additional uses and increase heights, as well as, more intense office, commercial and mixed-use.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment*

The City-Wide Master Plan recognizes the need for mixed-use development along the corridors in this sub-area. The Regional Activity Center land use designation contemplates mixed use developments that reduce the reliance on the automobile to move between land uses.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The architectural design features distinctive striped stucco bands wrapping around the building's main frontage, creating a dynamic visual rhythm. These clean lines are paired with sleek glass railings on the balconies, reinforcing a contemporary aesthetic. The primary exterior material is traditional stucco, applied in horizontal stripes every few feet. This detail not only reflects the architectural heritage of the surrounding area but also introduces subtle texture and visual interest. Contemporary touches, such as integrated planters at the building entrance, glass accents, and minimalist balcony railings, contribute to a cohesive and inviting façade. At the ground level, both vehicular and pedestrian entrances are integrated within the landscape design. The pedestrian entry is further highlighted by interlocking concrete slabs with artificial grass inlays, creating a warm, tactile, and welcoming entry experience for residents and visitors alike.

FINDING: Consistent

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The proposed building conforms to the standards and intent of the PS-1 (Parkside Low Intensity Multi-Family) zoning district. This zoning district is specifically tailored for low-intensity multi-family residential development and is designed to preserve neighborhood character while ensuring compatibility with existing homes. Under PS-1, new structures are required to establish a well-defined base that interacts sensitively with pedestrians. The Plunkett Apartments ground-floor treatment—with its combination of landscape accents, bright stucco stripes, and pedestrian-friendly detailing—responds directly to this requirement by framing both vehicular and walking access in a visually engaging manner. Furthermore, by blending traditional stucco finishes with the painted mural accent, integrated planters, and cohesive exterior materials, the design achieves a harmonious connection with its surroundings. This approach ensures that the building does not overshadow, but rather complements, adjacent residential uses.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The Plunkett Apartments is a thoughtfully designed multifamily development that aligns with the scale and intent of the Parkside Low Intensity Multi-Family District (PS-1). With a proposed height of 42 feet, the building respects the district's approved height restrictions while maximizing architectural expression within a four-story, medium-rise form. The building massing reflects a carefully balanced composition of vertical and horizontal elements. An interplay between white and soft blue tones evokes the openness of the sky, while integrated planters and greenery soften the structure's edges and foster a seamless relationship with the surrounding natural context. The wrap-around balconies and their glass railings add depth and rhythm, enhancing the visual interest of the façade. A transparent glass entry anchors the front elevation, creating a focal point and welcoming arrival. The ground floor features a planter, which, combined with landscaping and pedestrian-friendly design, offers warmth and a human scale at the street level. Architecturally, stucco serves as the primary exterior material, reflecting local traditions while allowing for a clean, contemporary look.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscape design at Plunkett Apartments reflects a strong commitment to sustainability and environmental stewardship. The planting scheme features native species carefully selected for their compatibility with the local climate and ecosystem, promoting long-term resilience and reducing environmental impact. A balanced blend of distinct tree species and a diverse selection of shrubs introduces dynamic variations in color, texture, and seasonal interest. These plantings are at the front and along the sides of the building, enhancing curb appeal, softening architectural lines, and creating a welcoming pedestrian environment.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Technical

Advisory Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching Zoning district.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as

to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system, including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation

ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☑ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 2011 PLUNKETT STREET

Lot(s): 14, 15 Block(s): 1 Subdivision: _____

Folio Number(s): 5142 22 10 0100

Zoning Classification: PS-1 Land Use Classification: RAC (MULTIFAMILY)

Existing Property Use: 01-01 HOUSE Sq Ft/Number of Units: 1

Is the request the result of a violation notice? ☐ Yes ☐ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: NEW MULTI-FAMILY BUILDING, 16 UNITS

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 16 #Rooms ____
Proposed Non-Residential Uses	____ S.F.)
Open Space (% and SQ.FT.)	Required %: 31.42 (Area: 3,406 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 26)
Height (# of stories)	(# STORIES) 4 (42 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (13,511 FT.)

Name of Current Property Owner: PLUNKETT APT, LLC

Address of Property Owner: 3330 NE 190 ST, #1010, MIAMI, FL 33180

Telephone: 954-673-6951 Email Address: ISAAC.BACHAR@OUTLOOK.COM

Applicant SILVIA LLORCA Consultant ☐ Representative ☑ Tenant ☐

Address: 1141 ADAMS ST, HOLLYWOOD, FL 33019 Telephone: 386-366-3254

Email Address: SILVIALLORCAG@GMAIL.COM

Email Address #2: _____

Date of Purchase: 07/26/2022 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Plunkett Apt LLC Date: 03/28/24

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28 day of March, 2024

NOTARY PUBLIC STATE OF FLORIDA
PAULINA E. LIZARRAGA
MY COMMISSION # HH107720
EXPIRES: April 30, 2025

_____
Notary Public
State of Florida

_____
Signature of Current Owner

Yitzhak Bachar
Print Name

My Commission Expires: _____ (Check One) X Personally known to me; OR ___ Produced Identification _____

July 15th, 2025

LEGAL DESCRIPTION & PROJECT INFORMATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION FURNISHED BY THE CLIENT, AND WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON PROPERTY INFORMATION REPORT, PROVIDED FOR THE CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X / AH, WITH A BASE FLOOD ELEVATION: N.A. / 8.0' , PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0569-H, AS LAST REVISED ON AUGUST 18, 2014.

LOTS 14 AND 15, BLOCK 1, HOLLYWOOD SOUTHSIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

Project Name: PLUNKETT APARTMENTS

Address: 2011 Plunkett Street
City: Hollywood
Folio: 5142 22 10 0100
Lot Area: +/- 10,840 SQ. FT. = 0.225 ACRES

Scope of Work: NEW CONSTRUCTION OF: 1 BUILDING WITH 16 DWELLING UNITS
Total Floor Area Ratio: 1,511 SF
Number of Units: 16
- 8 uds.: 2-bedrooms units
- 8 uds.: 1-bedroom units

Parking:
- 8 parking spaces w/ car lifts
- 8 regular spaces
- 2 guest parking spaces

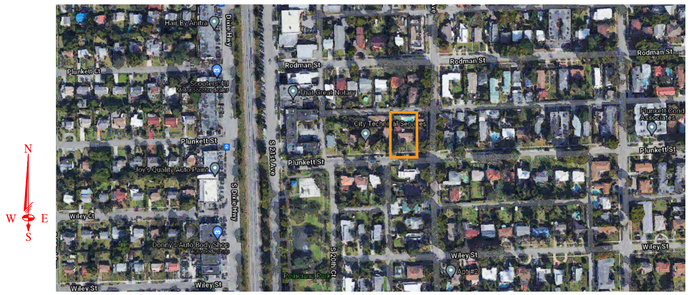
Height: 4 Stories - 42'-0"

Respectfully Submitted,

The Design Team at D'Lola Design & Construction
Silvia Llorca, Designer

Jose A. Mendez
P.E: 53288
386-366-3254

LOCATION MAP



PROJECT DIRECTORY

OWNER: PLUNKETT APT LLC
ADDRESS: 2011 PLUNKETT ST
HOLLYWOOD FL 33020

ENGINEER: JOSE ANTONIO MENDEZ
P.E. No: 53288
MENDEZ PROFESSIONAL ENGINEERING CORP.
1385 CORAL WAY # 203, MIAMI, FL 33141
Phone: 386-366-3254
Email : silviallorcag@gmail.com

CODE SUMMARY

PROPERTY INFORMATION:

- FOLIOS:	5142 22 10 0100
- PROPERTY ADDRESS:	2011 PLUNKETT ST HOLLYWOOD FL 33020
- MILLAGE CODE:	0513
- USE CODE:	01
- CITY ZONING CODES:	PS-1
- CURRENT LAND USE:	RAC - MULTIFAMILY
- EXISTING UNITS:	1
- PROPOSED USE:	NEW MULTIFAMILY BUILDING, 18 UNITS
- LOT AREA:	10,840 Sq.Ft = 0.25 ACRES
- SUBDIVISION:	HOLLYWOOD SOUTH SIDE ADD No 2

LEGAL DESCRIPTION:

HOLLYWOOD SOUTH SIDE ADD No 2
3-17 B LOT 14,15 BLK 1

CODES & CITY:

-2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION
-2022 FLORIDA PLUMBING CODE
-2022 FLORIDA ELECTRICAL CODE
-2022 FLORIDA ENERGY CODE
-CITY OF HOLLYWOOD ZONING & PLANNING DEPARTMENT
-CITY OF HOLLYWOOD BUILDING DEPARTMENT
-FLORIDA FIRE PREVENTION CODE (8TH EDITION)
-2021 NFPA-1: UNIFORM FIRE CODE. (2018 INITIAL)
-2021 NFPA-101: LIFE SAFETY CODE. (2018 INITIAL)
-2021 NFPA-13: SPRINKLER SYSTEM. (2019 INITIAL)
-2021 NFPA-72: FIRE ALARM & SIGNALING CODE. (2019 INITIAL)
-2022 NFPA-24: PRIVATE FIRE SERVICE MAINS. (2019 INITIAL)

INDEX:

CS-1	COVER SHEET
SP-1	SITE PLAN
SP-2	SITE PLAN DETAILS
SP-3	SITE PLAN DETAILS
A-101	SITE DATA
A-102	SECOND & THIRD FLOOR PLAN
A-103	FOURTH & ROOF FLOOR PLAN
A-104	FRONT & REAR ELEVATION PLAN
A-105	EAST & WEST ELEVATION PLAN
A-106	BUILDING 3D PLAN & MATERIAL LIST
A-107	RENDER 1
A-108	RENDER 2
CS-PD	PAVING, GRADING & DRAINAGE COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	MARKING & SIGNING - DRAINAGE DETAILS
PD-3	SEDIMENT & EROSION CONTROL PLAN
PD-4	PAVING DETAILS
PD-5	CARS TURNING
CS-WS	WATER & SEWER COVER SHEET
WS-1	WATER & SEWER PLAN
WS-2	WATER & SEWER DETAILS
L-1	EXISTING TREE DISPOSITION PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS & NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS & NOTES



24 - DP - 27

SUBMITTAL TO P.A.C.O. MEETING ON .....12/18/2023.....
SUBMITTAL TO PRELIMINARY TAC MEETING ON .....04/15/2024.....
SUBMITTAL TO FINAL TAC MEETING ON.....09/16/2024.....
SUBMITTAL TO PDB MEETING ON.....

NEW MULTI-FAMILY APARTMENT BUILDING FOR:

PLUNKETT APT LLC.

LOCATED AT:
2011 PLUNKETT ST, HOLLYWOOD, FL 33020

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.04.17 17:17:30 -04'00'

COVER SHEET
N.S.

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH:(305)854-0824
FAX(305)856-1797
jose0118@aol.com

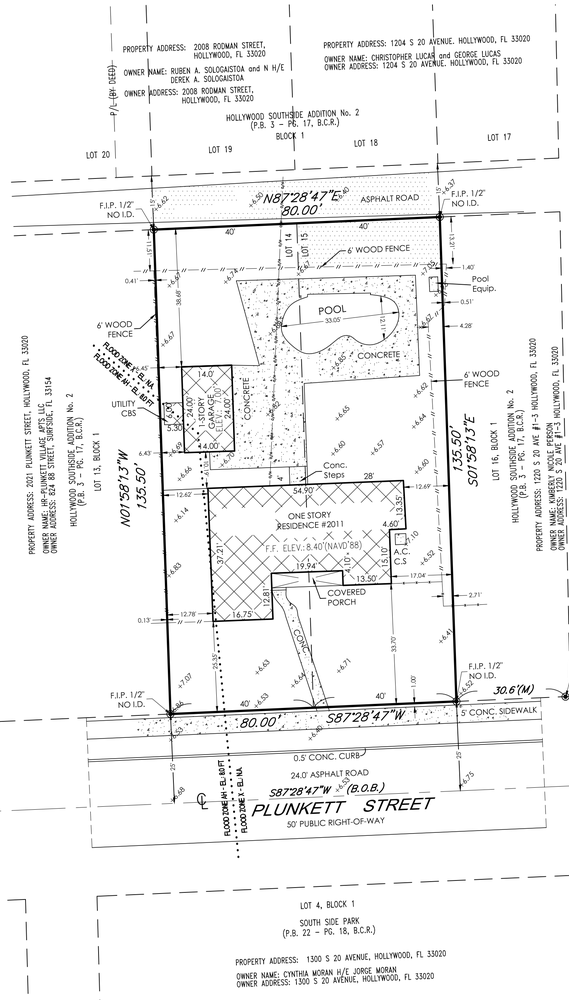
Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

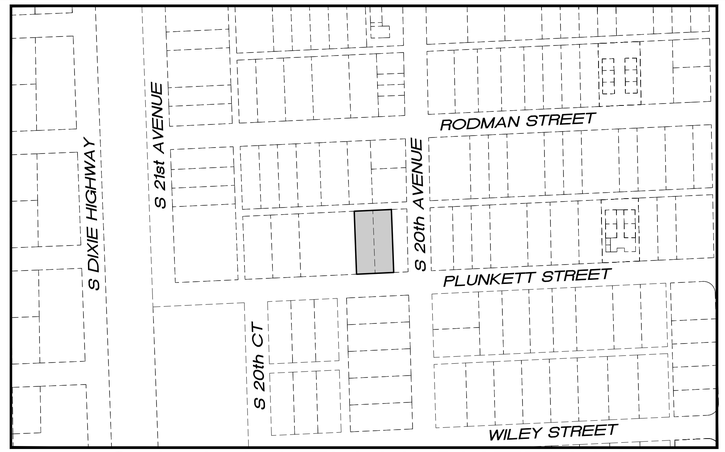
Drawing
CS-1

COPYRIGHT 1999 ©, MENDEZ PROFESSIONAL ENGINEERING CORP. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp., and were created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transferred to any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.

ALTA/ NSPS LAND TITLE SURVEY and BOUNDARY SURVEY

GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch=20 ft.





LOCATION SKETCH

N.T.S.
A PORTION OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LEGEND

B.C.R.	-BROWARD COUNTY RECORDS
BLDG.	-BUILDING
(C)	-CALCULATED
℄	-CENTERLINE
C.B.S.	-CONCRETE BLOCK STUCCO
C.L.F.	-CHAIN LINK FENCE
CONC.	-CONCRETE
F.F.EL.	-FINISH FLOOR ELEVATION
EL.	-ELEVATION
Fd NAIL	-FOUND NAIL
Fd 1/2"IP NO ID	-FOUND 1/2" IRON PIPE NO IDENTIFICATION
Fd 1/2" REBAR NO ID	-FOUND 1/2" REBAR NO IDENTIFICATION
(M)	-MEASURED
NW	-NORTHWEST
OHW	-OVERHEAD WIRES LINE
P/L	-PROPERTY LINE
P.B.	-PLAT BOOK
PG.	-PAGE
(R)	-RECORD
TYP.	-TYPICAL
TBM	-TEMPORARY BENCHMARK ELEVATION
+ 6.75'	-ELEVATION ON PAVEMENT

SURVEYOR'S REPORT

LEGAL DESCRIPTION FURNISHED BY THE CLIENT, AND WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON PROPERTY INFORMATION REPORT. PROVIDED FOR CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A.

THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF **X / AH**, WITH A BASE FLOOD ELEVATION: **N.A. / 8.0'**, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0569-H, AS LAST REVISED IN AUGUST 18, 2014.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), AND A BENCHMARK SUPPLIED BY ENGINEERING DIVISION OF BROWARD COUNTY, FLORIDA.
BENCH MARK NUMBER: 1135
ELEVATION (NAVD88): 9.24 (In Feet).

THIS "ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY", AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE MEASUREMENT OF HORIZONTAL DATA FOR THE SUBJECT PROPERTY AS DESCRIBED THEREON.THE COMPARATIVE VALUES BETWEEN FIELD, RECORD AND CALCULATED MEASUREMENTS AS MAY APPLY, ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN US SURVEY FOOT OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THE ONES INDICATED ON THE UNDERLYING PLAT OR THE PROPERTY INFORMATION REPORT AS PART OF THE SURVEY, THE RECORDED DOCUMENTS CITED IN THE ABOVE CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A., WERE REVIEWED.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER . ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA. " PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, ADJUSTMENT OF 2011 (N.A.D. 83/2011) EPOCH 2010.0000; WITH A BEARING OF S 87°28'47" W, BEING ESTABLISHED FOR THE CENTERLINE OF PLUNKETT STREET.

THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA PLUNKETT STREET, WHICH IS PUBLICALLY DEDICATED RIGHT OF WAY, AS MAINTAINED BY THE BROWARD COUNTY PUBLIC WORKS DEPARTMENT.

THE SUBJECT PROPERTY CONTAINING:
GROSS LAND AREA: 12,840 SQUARE FEET OR 0.295 ACRES MORE OR LESS.
NET LAND AREA: 10,840 SQUARE FEET OR 0.249 ACRES MORE OR LESS.

AT TIME OF SURVEY, THERE IS NOT A PARTY WALL, ALONG THE BOUNDARY LINES ADJOINING THE PROPERTY.

THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.

THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND.

INFORMATION OF ADJACENT OWNERS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE, AT TIME OF THE SURVEY.

AT THE TIME OF THIS ALTA SURVEY THERE ARE NOT OBSERVABLE EVIDENCE OF EARTH WORK AND DRAINAGE SYSTEM CONSTRUCTION.

AT THE TIME OF THIS ALTA SURVEY THERE WERE NOT CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE WERE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AT THE TIME OF THIS ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

AT THE TIME OF THIS ALTA SURVEY, ON THE SURVEYED PROPERTY THERE IS NO EVIDENCE OF WETLANDS, ACCORDING TO NATIONAL WETLANDS INVENTORY WEBSITE MAINTAINED BY THE U.S. FISH AND WILDLIFE SERVICE.

PROPERTY ADDRESS

2011 PLUNKETT STREET, HOLLYWOOD, FL 33020.

LEGAL DESCRIPTION

LOTS 14 AND 15, BLOCK 1, HOLLYWOOD SOUTHSIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY INFORMATION REPORT, PROVIDED FOR CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, SHOWN ON CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A.

ITEM NO.

5 PLAT, RECORDED IN PLAT BOOK 3, PAGE 17.
AFFECT THE PROPERTY AND IF APPLICABLE, AS SHOWN ON SURVEY, NOT PLOTTED.

6 ORDINANCE No.2005-18, IN O.R. BOOK 40082, PAGE 1783.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

7 ORDINANCE No.2005-19, IN O.R. BOOK 40082, PAGE 1789.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

8 CERTIFICATE OF TRUST, INSTRUMENT #118318893.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

THE ABOVE NAMED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING INFORMATION

PROPERTY ADDRESS: 2011 PLUNKETT STREET, HOLLYWOOD, FL 33020.
ZONING: PS-1 (Parkside Low Intensity Multi-Family District).
TOTAL GROSS AREA: 12,840 SQUARE FEET.
TOTAL NET AREA: 10,840 SQUARE FEET.

CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF:

- PLUNKETT APT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 03, 2023.
DATE OF MAP: JULY 09, 2024.

ARTURO R. TOIRAC
PROFESSIONAL SURVEYOR AND MAPPER No.3102
STATE OF FLORIDA

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper
14317 SW 45th Terrace, Miami, Florida 33175
PH : (305) 552-7504 FAX: (305) 229-8068

RECORD OF REVISION

No.	Date	Description	Job No.

Type of Project: ALTA/ NSPS LAND TITLE SURVEY BOUNDARY SURVEY
Project Address: 2011 PLUNKETT STREET, HOLLYWOOD, FL 33020
Parcel ID No.: 5142 22 10 0100

Scale:	As shown
Drawn By:	BM
Checked By:	A.T.
Field Date:	September 03/2023
Drawn Date:	July 09/2024

ALTA-NSPS LAND TITLE SURVEY and BOUNDARY SURVEY

Job No.: 240719

Sheet: 1 of 1

NOTES:

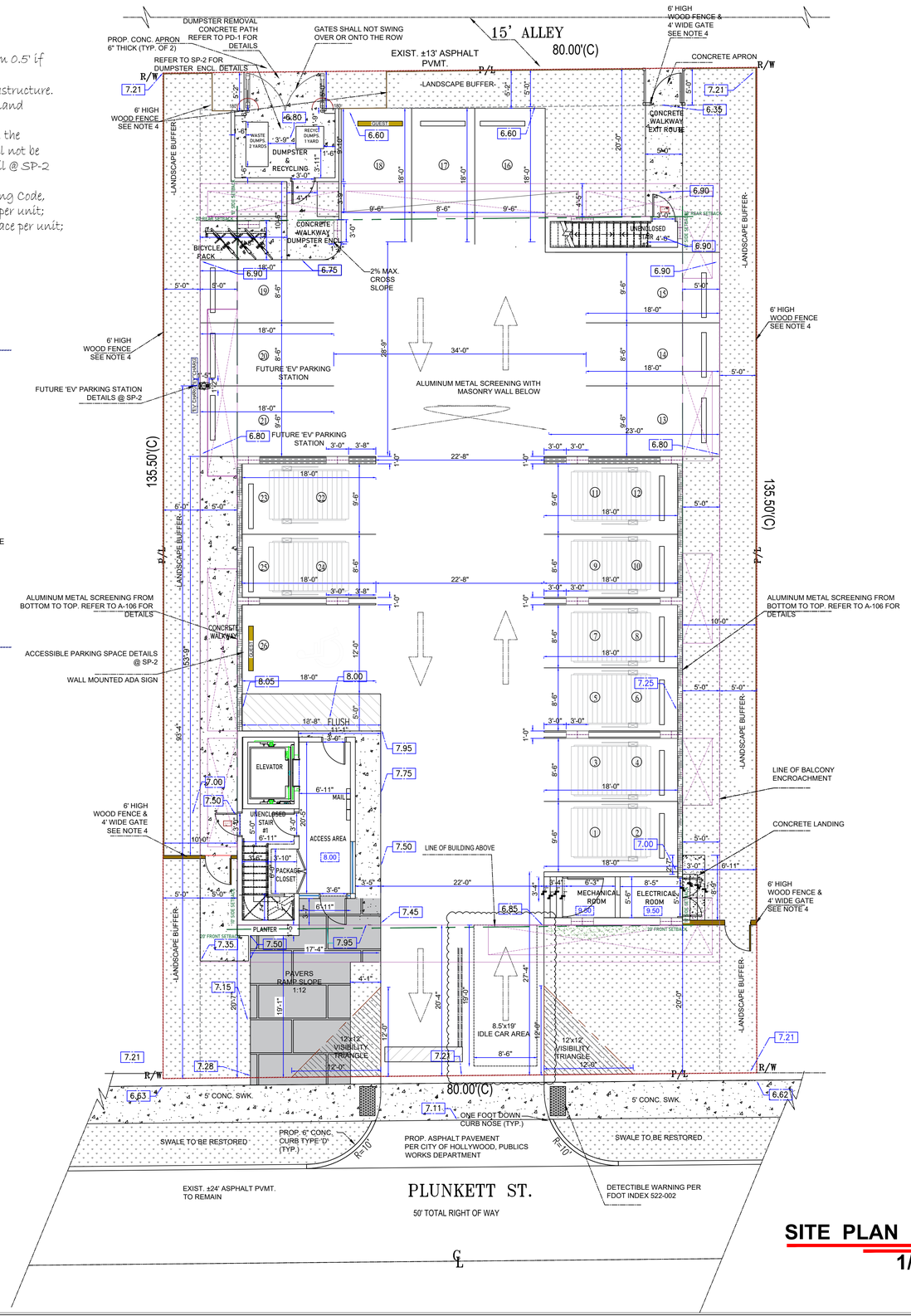
1. Maximum foot candle level at all properties. (Maximum 0.5' if adjacent to residential.
2. Owner to install electric vehicle charging station infrastructure.
3. All signage shall be in compliance with the zoning & land development regulation.
4. No portion of the fence of footers may encroach beyond the property lines of the site. The setback for the fence shall not be minimum of 4 inches from the property line. See detail @ SP-2 details plan.
5. Parking requirements under City of Hollywood Zoning Code, Article 4.6 -Regional Activity Center (RAC): 1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit; plus 1 space per 10 units for guest parking
6. A gate is not contemplated under this project.

LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- BUILDING LAYOUT ABOVE
- 6 FT HIGH WOOD FENCE
- ALUMINUM METAL SCREENING
- MASONRY WALL FLOOR TO CEILING
- LIFT CAR
- LANDSCAPING AREA
- PAVERS
- CONCRETE WALKWAY/LANDING
- GUEST — GUEST PARKING
- 'EV' CHARG — FUTURE ELECTRICAL VEHICLE STATION
- STRUCTURAL COLUMNS
- DETECTIBLE WARNING PER FDOT INDEX 522-002

FLOOR AREA RATIO (FAR) SUMMARY:

First Floor:	
Lobby:	271 sf
Stairs #1 & 2:	Unenclosed Area
Second Floor:	
West side:	1,908 sf
East side:	2,282 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Third Floor:	
West side:	1,908 sf
East side:	2,282 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Fourth Floor:	
West side:	1,908 sf
East side:	2,760 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Roof Floor:	
Lobby:	192 sf
Stairs #1 & 2:	Unenclosed Area
Total Area:	13,511 SF



SITE PLAN

1/8"=1'-0"

PROPERTY INFORMATION:

Folio:	5142 22 10 0100
Property Address:	2011 PLUNKETT ST HOLLYWOOD FL 33020
Millage Code:	0513
Use Code:	01-01
City Zoning Codes:	PS-1
Current Land Use:	RAC - MULTIFAMILY
Existing Units:	1
Proposed use:	NEW MULTIFAMILY BUILDING, 16 UNITS
Subdivision:	HOLLYWOOD SOUTH SIDE ADD NO 2
Legal Description:	HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 14,15 BLK 1
Zone	PS-1
Allowed use(s)- Primary	Residential(2) Civic(2) Educational(1)
Informational Overlays	
Lot Area - Survey	10,840 ft² = 0.250 ACRES
Gross Lot Area	12,840 ft² = 0.294 ACRES
Maximum Lot Coverage	N/A
Residential Density	N/A
Floor Area Ratio	1.25
Existing Building Area	1,508 ft²
Max. Building Footprint	5,762 ft²
Minimum Open Space	20.00%
Max. Building Height	45 ft
Max. Height - Stories	.

PROPOSED BUILDING INFORMATION:

	ALLOWED	PROPOSED
Floor Area Ratio	1.25 (13,550 ft²)	1.25 (13,511 ft²)
Max. Building Footprint	5,762 ft²	499 ft²
Minimum Open Space	20.00% (2,168 ft²)	31.42% (3,406 ft²)
Max. Building Height	45 ft	42 ft
Max. Height - Stories	4	4

Setbacks

	ALLOWED	PROPOSED
Min. Frontage Setback	20.00 ft	20.00 ft - 20.58 ft
Min. Side Ground Setback	10.00 ft	10.00 ft
Min. Rear Ground Setback	20.00 ft	20.00 ft

Parking Spaces (See Note 5)

	REQUIRED	PROPOSED
2 Bedrooms Unit= 8 uds	12 Spaces	8 Spaces w/Car Lift
1 Bedroom Unit = 8 uds	8 Spaces	8 Spaces
Guest Parking = 1 /10 uds	2 Spaces	2 Spaces
Handicap Parking	1 Space	1 Space
Future EV Station	2 Spaces	2 Spaces

Units Information

	REQUIRED	PROPOSED
Minimum Size	400 ft²	664 ft²
Average Size	650 ft²	1,035 ft²

	Qty.	Description	A/C Area +Balcony Area
Type A	7 uds	1 Bedroom/ 1 Bath	664 ft² + 62.50 ft²
Type B	8 uds	2 Bedrooms/ 2 Baths	954 ft² + 62.50 ft²
Type C	1 ud	1 Bedroom/ 1 Bath	768 ft² + 62.50 ft²
Total	16 uds		

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 08/18/14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE: X - AH
BASE FLOOD ELEV.: 8'
COMMUNITY NUMBER: 125113
PANEL NUMBER: 0569
SUFFIX: H

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:24 -04'00'

REVISIONS	BY

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Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34
Drawing	SP-1

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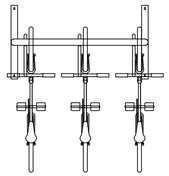
☐ **SELECT DESIRED SIZE:**

☑ S6 - 69" - PARKS 3 BIKES (SHOWN)

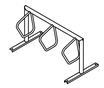
☐ **SELECT DESIRED MOUNT:**

☐ IN GROUND MOUNT

☑ SURFACE MOUNT (FOOT)



PLAN VIEW



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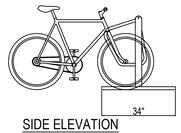
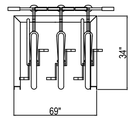


SIDE ELEVATION



FRONT ELEVATION

WALL SETBACKS:
FOR SINGLE SIDED MODELS, LEAVE 17" BETWEEN THE WALL AND THE RACK CENTER. FOR DOUBLE SIDED MODELS LEAVE102" BETWEEN THE WALL AND THE RACK FOOT.

STREET SETBACKS:
FOR SINGLE SIDED MODELS LEAVE 36" BETWEEN THE STREET AND THE RACK CENTER. FOR DOUBLE SIDED UNITS LEAVE 78" BETWEEN THE STREET AND THE RACK FOOT.

SPECIFICATIONS:
CAPACITY: 3-5 BIKES
MATERIAL:
CENTER-BEAM: 3" OD 7 GAUGE TUBE
EARS: 1.25" OD 11 GAUGE TUBE

NOTES:
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-109.
7. FIXTURES TO BE PAINTED EITHER WHITE OR BLACK

COMMERCIAL BIKE RACKS

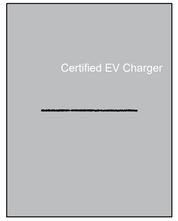
S3 CAMPUS RACK WITH SURFACE MOUNT

A BIKE PARKING DETAILS & FIXTURES
SCALE: N.T.S

evr-green 4000

Level 2 Networked Public Use Charging Stations

Whether you are the driver of an EV, a commercial business owner, a utility company or a landlord, Leviton has the charging station for you.



ENERGY STAR

NOTES:
A. The electric vehicle charging station shall have a minimum charging level of AC Level 2
B. All components of the electric vehicle charging station shall be located entirely within the confines of the building and not visible from outside any portion of the structure.
C. All components shall be located above the minimum flood elevation.
D. The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
E. Signage shall be posted at the charging station stating, "Charging Station." Signs shall have a maximum length of eighteen (18) inches.
F. Each required parking space shall include make-ready infrastructure with a minimum of 40-Amps on an independent 240-volt AC circuit for every electric vehicle Space.
G. All conduits and subpanels installed throughout the new construction shall be sized to accommodate 60A or 40A breakers for each parking space.

Specifications

Electrical Input	Single Port	Dual Port
AC Power Input Rating – Standard	208/240 VAC 60 Hz single phase @ 30 A	208/240 VAC 60 Hz single phase @ 30 A x 2
AC Power Input Rating – Power Sharing	n/a	208/240 VAC 60 Hz single phase @ 32 A
Input Power Connections – Standard	One 40 A branch circuit	Two independent 40 A branch circuits
Input Power Connections – Power Sharing	n/a	One 40 A branch circuit
Required Service Panel Breaker – Standard	40 A dual pole (non-GFCI type)	40 A dual pole (non-GFCI type) x 2
Required Service Panel Breaker – Power Sharing	n/a	40 A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)	
Wiring – Standard	3-wire (L1, L2, Earth)	5-wire (L1, L1, L2, L2, Earth)
Wiring – Power Sharing	n/a	3-wire (L1, L2, Earth)
Station Power	8 W typical (standby), 15 W maximum (operation)	
Electrical Output		
AC - Standard	7.2 kW (240 VAC @ 30 A)	7.2 kW (240 VAC @ 30 A) x 2
AC - Power Sharing	n/a	7.2 kW (240 VAC @ 30 A) x 1 OR 3.8 kW (240 VAC @ 16 A) x 2
Functional Interfaces		
Connector(s) Type	SAE J1772™	SAE J1772™ x 2
Charging Cable Length	18' (5.5 meters)	18' (5.5 meters) x 2
LCD Display	5.7" full color, 640x480, 30 fps full motion video, active matrix, UV protected	
Card Reader	ISO 15693, 14443, NFC	
Safety and Connectivity Features		
Ground Fault Detection	20 mA CCID with auto retry	
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection	
Plug-Out Detection	Power terminated per SAE J1772™ specifications	
Power Measurement Accuracy	+/- 2% from 2% to full scale (32 A)	
Power Report/Store Interval	15 minute, aligned to hour	
Local Area Network	2.4 GHz Wi-Fi (802.11 b/g/n)	
Wide Area Network	LTE Category 4	
Safety and Operational Ratings		
Enclosure Rating	Type 3R per UL 50E	
Safety Compliance	UL listed for USA and cUL certified for Canada; complies with UL 2594, UL 2231-1, UL 2231-2, and NEC Article 625	
Surge Protection	6 kV @ 3000 A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.	
EMC Compliance	FCC Part 15 Class A	
Operating Temperature	-40°F to 122°F (-40°C to 50°C)	
Operating Humidity	up to 85% @ +50°C (122°F) non-condensing	
Non-Operating Humidity	up to 95% @ +50°C (122°F) non-condensing	
Terminal Block Temperature Rating	221°F (105°C)	
Additional Services		
Service Plans	Includes 1-year parts warranty; See additional service plans on previous page	
Country of Origin		
Country of Origin	Mexico	

NOTE: All 4000 series stations require a network service plan per port.
A 1-year prepaid commercial cloud plan is included.

ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

Visit our Website at:
leviton.com/evrgreen
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Q-860G 080221

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Tech Line: 1-800-824-3005 (M-F 8AM-10PM; Sat 9AM-7PM; Sun 9AM-5PM)

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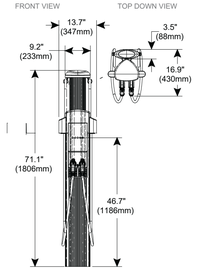
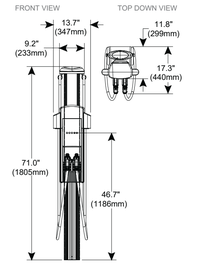
Dimensions

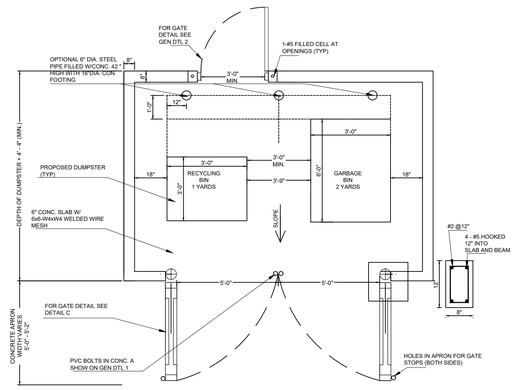
Bollard (Free-Standing) Stations



Wall Mount Stations

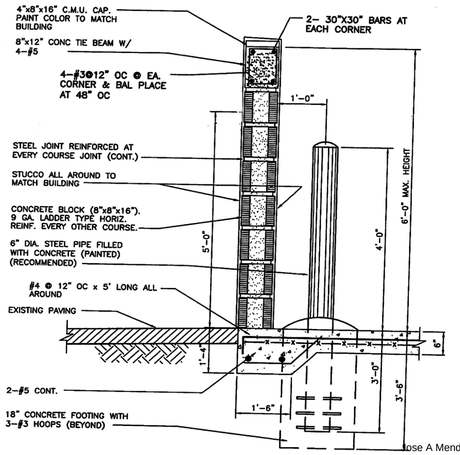


B ELECTRIC VEHICLE CHARGING STATION DETAILS
SCALE: N.T.S



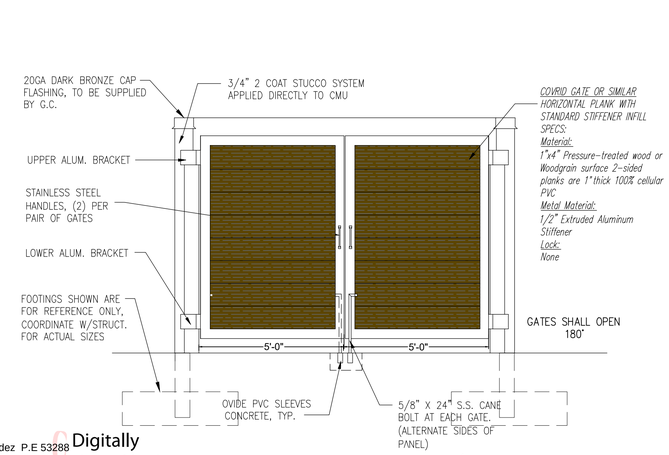
1 DUMPSTER FLOOR PLAN

C DUMPSTER ENCLOSURE DETAILS
SCALE: N.T.S



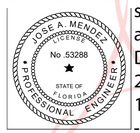
NOTES:
1. CONCRETE TIE BEAM SHALL BE CAST IN PLACE. CONC W/ fc = 3000 PSI
2. STRUCTURES LOCATED BETWEEN THE INTRACOASTAL WATERWAYS AND A1A SHALL BE CONSTRUCTED PER SHEET GEN DETAIL 5.

2 DUMPSTER WALL SECTION

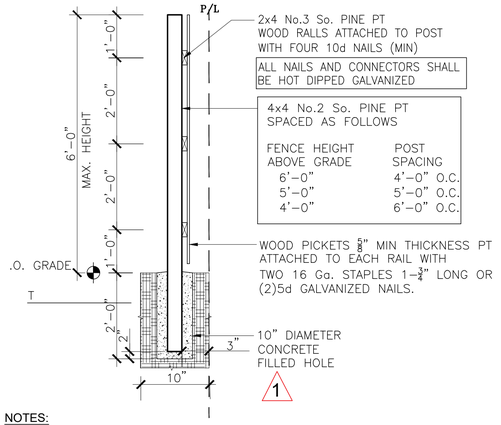


3 DUMPSTER FRONT ELEVATION / GATE

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.01.06 13:19:57 -05'00'



CODE: FBC 2023, 8th EDITION
6'-0" MAXIMUM HEIGHT



NOTES:
1. FINISH SIDE OF ALL WOOD FENCES MUST FACE OUTWARD NEIGHBORING PROPERTY OR STREET PER ZONING CODE 33-11.
2. NO PORTION OF THE FENCE OF FOOTERS MAY ENCROACH BEYOND THE PROPERTY LINES OF THE SITE.

NOTE: POST FOUNDATION HOLE INSPECTION IS REQUIRED

D STANDARD WOOD FENCE DETAIL
SCALE: N.T.S

SITE PLAN DETAILS
N.T.S

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Date	
Scale	AS NOTED
Drawn	
Proj.	2019-34
Drawing	SP-2

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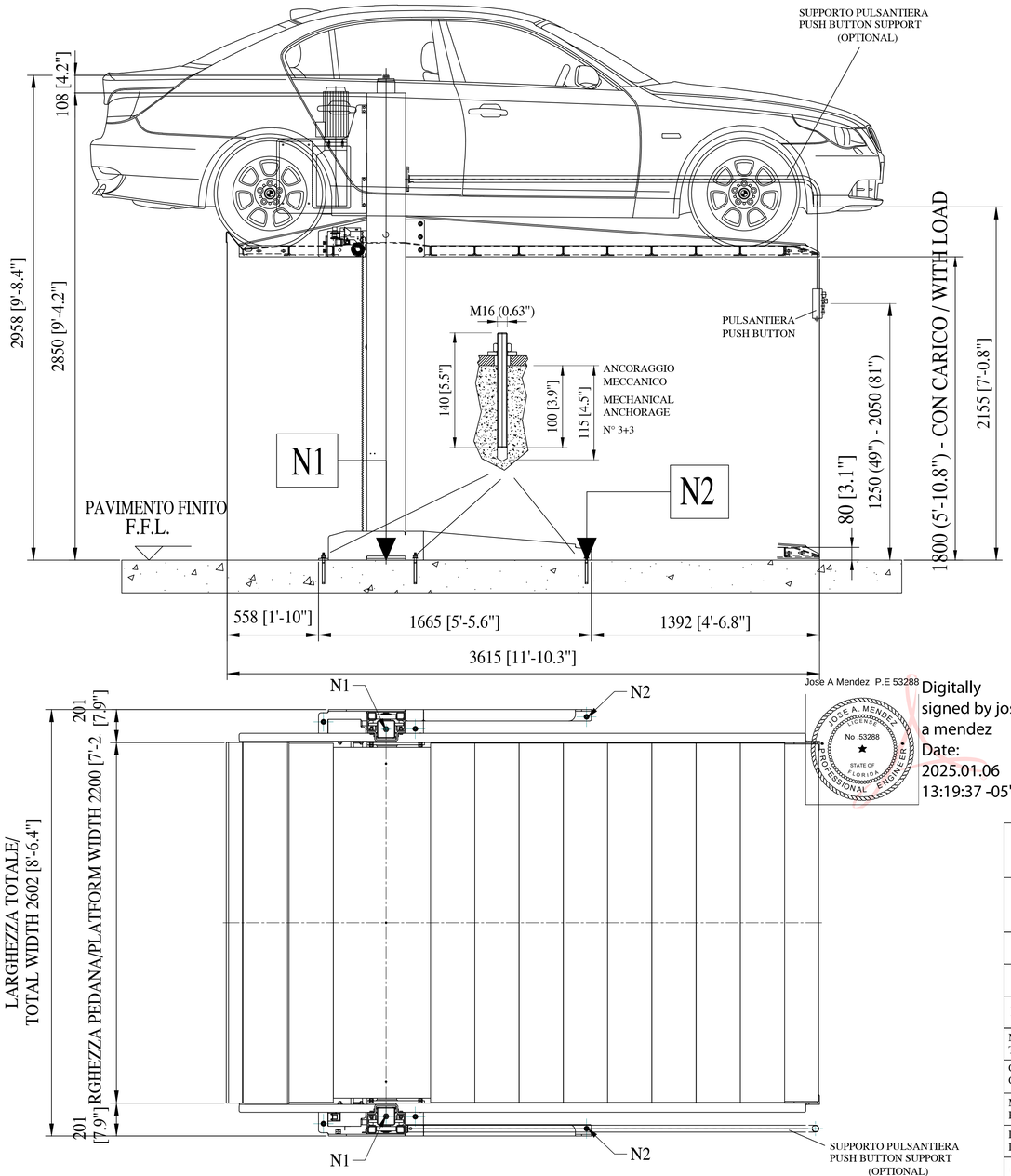
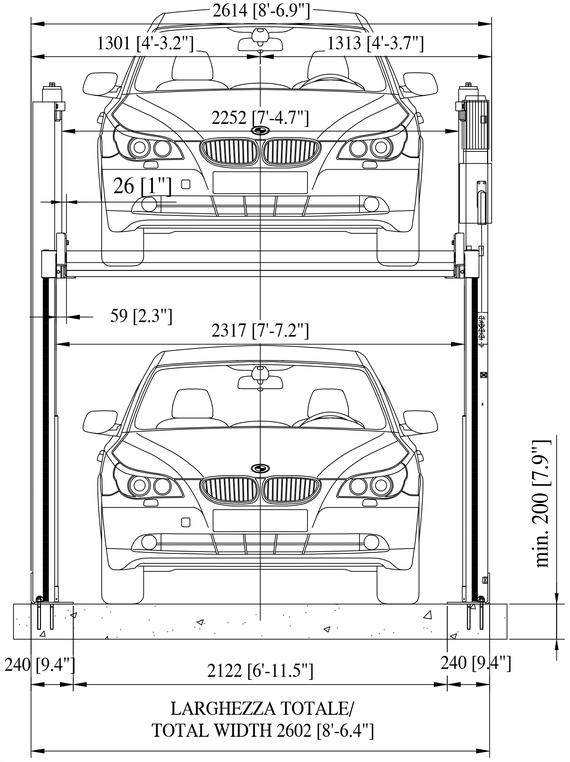
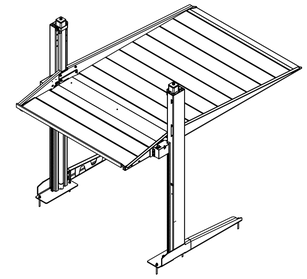
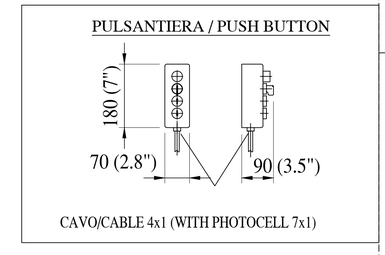




LARGHEZZE PEDANA/ PLATFORM WIDTH (mm-feet)	LARGHEZZE TOTALI/ TOTAL WIDTH (mm-feet)
2200 / 7'-2.6"	2602 / 8'-6.4"
2098 / 6'-10.6"	2500 / 8'-2.4"
1950 / 6'-4.8"	2352 / 7'-8.6"
1850 / 6'-0.8"	2252 / 7'-4.7"



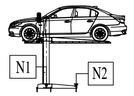
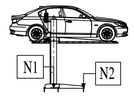


PORTATA MAX/MAX CAPACITY		2600 Kg / 5727 lb
CORSA/TRAVEL		1800 mm / 5'-10.8"
FERMATE/STOPS		2
DIAMETRO STELO/CYLINDER ROD DIAMETER		Ø32/45 - 1,26"/1,8"
AZIONAMENTO/MAIN POWER		IDRAULICO/HYDRAULIC
ALIMENTAZIONE ELETTRICA/POWER SUPPLY		208-230V 1ph 60Hz
POTENZA MOTORE/MOTOR POWER		2,2 KW
PRESSIONE OPERATIVA MIN/MIN RUNNING PRESSOURE		100 bar
PRESSIONE OPERATIVA MAX/MAX RUNNING PRESSOURE		210 bar
CORRENTE NOMINALE/NOMINAL CURRENT		23 A
CORRENTE DI SPUNTO/STARTING CURRENT		126 A
VELOCITA' MEDIA/AVERAGE SPEED		0.04 m/s - 0.13 ft/s
TIPO DI MANOVRA/ COMMAND TYPE	INTERNO/ON PLATFORM	-
	ESTERNO/AT EACH FLOOR	UOMO PRESENTE/DEAD MAN

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.01.06 13:19:37 -05'00'

Pavimenti devono essere fatti in calcestruzzo (Qualità ~~min. C25~~)
Floor must to be made of concrete (Quality minimum C25)

I Carichi indicati sono Statici/Static Loads

LOADS / CASE:		
N1	1600Kg-3520lb	800Kg-1760lb
N2	600Kg-1320lb	1400Kg-3080lb

Rev.	Data / Date	Emesso / Issued by	Controllato / Checked	Approvato da / Approved by	Descrizione / Description
.	.	.	.	.	.

Modello / Type: BIPARK 26 H=1800 (5'-10.8")- PLATFORM WIDTH=2200 (7'-2.6") - MOTORE 220/1/60 2,6KW

Cliente/Rivenditore / Customer/Dealer: .
Commessa UT / Work order UT: .
Materia prima / Raw material: .
Protezione superficiale / Coating treatment: .
Descrizione / Description: LAYOUT GENERALE / GENERAL LAYOUT
Trattamento termico / Heat treatment: .

OMER®

Materiale / Material	Quantità / Quantity	Scala / Scale	Data / Date
.	.	1:30	26/10/2020

Peso totale / Total weight	Emesso / Issued by	Controllato / Checked	Approvato da / Approved by	N° Foglio / Sheet N°	Di fogli / Of sheets
1050 Kg / 2310 Lb	AG	P.L.	A.C.	1	1

FILE: J\COSTRUTTIVI\BIPARK\BIPARK26\FIGURINI\

COD. 4016012736 REV. .

RECINZIONI, DISPOSITIVI DI SICUREZZA E PROTEZIONI DEVONO ESSERE DEFINITE DAL DIRETTORE LAVORI CONSIDERANDO IL LAYOUT FINALE E LA CONSEGUENTE ANALISI DEI RISCHI

FENCES AND SAFETY DEVICES AND PROTECTIONS HAVE TO BE DEFINED BY THE INSTALLATION MANAGER ACCORDING THE FINAL LAYOUT AND THE RELEVANT RISK ANALYS

OMER UNDERLINES THAT:
- THE LAYOUT IS VALID JUST FOR THE QUOTED DIMENSIONS
- THE OUT OF SCALE MEASURES ARE HIGHLIGHTED
- THE LAYOUT CANNOT BE USED TO EXTRACT CONSTRUCTIVE DETAILS, EXCEPT WHERE SPECIFICALLY HIGHLIGHTED

OMER DECLINES ANY RESPONSIBILITY FOR THE IMPROPER USE OF THE DGW FILE

LA OMER PRECISA CHE:
- IL LAYOUT È VALIDO SOLTANTO PER LE DIMENSIONI QUOTATE.
- LE QUOTE FUORI SCALA SONO EVIDENZIATE.
- IL LAYOUT NON È UTILIZZABILE PER RICAVARNE I DETTAGLI COSTRUTTIVI, SALVO OVE SPECIFICATAMENTE EVIDENZIATO.

LA OMER DECLINA OGNI RESPONSABILITÀ PER L'UTILIZZO IMPROPRIO DEL FILE DWG.

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SITE PLAN DETAILS

N.T.S

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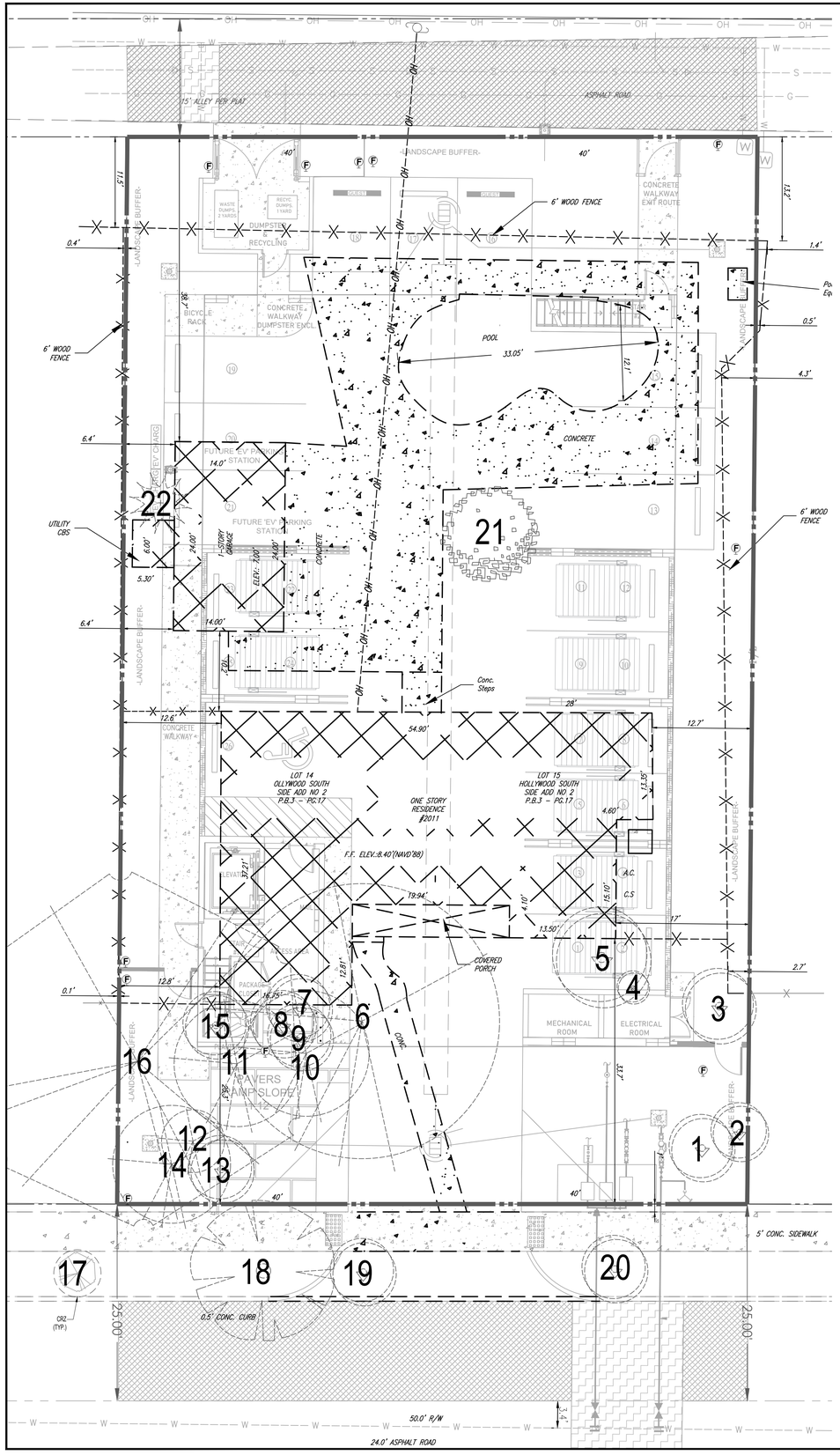
Date	
Scale	AS NOTED
Drawn	
Proj.	2019-34

Drawing
SP-3



LEGEND

TREE PROTECTION BARRIER FENCING (OUTER) &
TREE PROTECTION ZONE /CRITICAL ROOT ZONE (INNER)
FOR TREES TO REMAIN

TPB SHALL BE LOCATED AS SHOWN.

TREE PROTECTION DURING CONSTRUCTION:

ANY TREES REMAINING ONSITE IN PROXIMITY OF THE PROPOSED WORK AREA MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION PER ANSI A-300 (PART 5): STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION).

PROTECTION MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:

1. ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
2. PROTECTING THE CRITICAL ROOT ZONE (CRZ) WITH A TEMPORARY APPLICATION OF A MINIMUM OF 6" OF MULCH TO DISPERSE HEAVY LOADS IN ACCESS ROUTES, THEREBY REDUCING SOIL COMPACTION AND MECHANICAL ROOT DAMAGE
3. ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
4. CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
5. CLEAN PRUNING CUTS AND AVOIDING CUTTING ANY ROOTS GREATER THAN 2" DIAMETER WHENEVER POSSIBLE. IF ANY LARGER ROOTS MUST BE CUT, CUTS SHOULD BE CLEAN, AS FAR TOWARD THE EDGE OF THE TPZ AS POSSIBLE, AND PROPER CULTURAL METHODS SHOULD BE UTILIZED TO REDUCE SHOCK AND AID ROOT REGENERATION (IE IRRIGATION, SOIL AERATION, MULCHING).

IF THE TPZ OF ANY TREE MUST BE ALTERED, ONE OR MORE OF THE FOLLOWING ADDITIONAL MEASURES MAY BE TAKEN TO REDUCE ANY IMPACTS TO THE TREE:

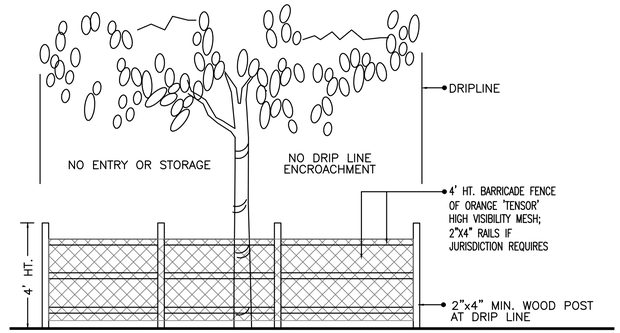
1. INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
2. TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
3. INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
4. UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
5. PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
6. SUPERVISION AND/OR MONITORING BY A CERTIFIED ARBORIST.

ADDITIONAL DETAILS ON PROTECTION DURING CONSTRUCTION CAN BE FOUND IN THE ANSI A-300 STANDARDS REFERENCED ABOVE, OR BY FURTHER CONSULTATION AND OVERSIGHT OF CONSTRUCTION ACTIVITIES BY A CERTIFIED ARBORIST.

N

0 4' 8' 16'

1/8" = 1'- 0"



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

TREE INVENTORY & DISPOSITION CHART

*SPECIMEN

2011 PLUNKETT STREET - HOLLYWOOD, FL

TREE NO	BOTANICAL NAME	COMMON NAME	DBH (ins.)	HT (ft)	SPR (ft)	CONDITION	TPZ/CRZ (ft)	DISPOSITION	COMMENTS
1	Ptychosperma elegans	Alexander Palm	4	28' oa	8	70%	2.5	remove	
2	Adonidia merrillii	Manila Palm	5	18' oa	7	70%	2.5	remove	
3	Ptychosperma elegans	Alexander Palm	3	23' oa	9	70%	2.5	remove	
4	Washingtonia robusta	Washington Palm	8	30' oa	4	50%	5	remove	Canopy dwarfed
5	Syagrus romanzoffiana	Queen Palm	10	12' oa	12	70%	5	remove	
6	Bauhinia blakeana	Hong Kong Orchid	8	38	35	65%	4	remove	Double Trunk
7	Ptychosperma elegans	Alexander Palm	4	25' oa	8	70%	2.5	remove	
8	Ptychosperma elegans	Alexander Palm	4	20	8	70%	2.5	remove	Double Trunk
9	Ptychosperma elegans	Alexander Palm	4	20	8	70%	2.5	remove	
10	Plumeria frangipani	Plumeria	11	22	16	70%	5.5	remove	Multi / Low branched
11	Bauhinia blakeana	Hong Kong Orchid	9	22	16	60%	5	remove	Poor structure
12	Bauhinia blakeana	Hong Kong Orchid	3	14	8	60%	5	remove	Co-Canopy
13	Adonidia merrillii	Manila Palm	4	14	8	70%	2.5	remove	
14	Bauhinia blakeana	Hong Kong Orchid	12	20	15	60%	6	remove	Triple; Co-canopy; Poor Structure
15	Ptychosperma elegans	Alexander Palm		25' oa	10	70%	2.5	remove	
16	Ficus aurea	Stangler Fig	60	42	46	45%	20	remove	Large Cavities with Rot at base; Overhanging structure; Multi-dominant; Heading cut & other improper pruning; Fungal conks on root branch in lower cavity indicative of extensive
17	Quercus virginiana	Live oak	2	11	5	70%	3	REMAIN	OFFSITE; NEIGHBOR'S STREET TREE
18	Roystonea regia	Royal Palm	6	18' oa	18	55%	5	remove	OFFSITE; STREET TREE; Chlorotic
19	Ptychosperma elegans	Alexander Palm	3	14	5	60%	2.5	remove	OFFSITE; STREET TREE; Chlorotic
20	Ptychosperma elegans	Alexander Palm	3	16' oa	8	70%	2.5	remove	OFFSITE; STREET TREE
21	Delonix regia	Royal Poinciana	4	11	8	70%	3	remove	Rootbound at pool deck on 2 sides
22	Leucaena leucocephala	Leadtree	3	16	8	70%	NA	remove	Cat. 1 Invasive Exotic; Adjacent to existing structure

NOTE: TREES LESS THAN 3" DBH & PALMS <8' CT DO NOT REQUIRE MITIGATION FOR REMOVAL

TREE MITIGATION CALCULATIONS	
TOTAL DBH INCHES OF PROTECTED TREES ON SITE:	107
TOTAL DBH INCHES TO REMAIN:	0.0
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE:	107.0
TOTAL PALMS ≥8' CT REMOVED:	13
TOTAL REPLACEMENT PALMS REQUIRED:	13
TOTAL REPLACEMENT PALMS PROPOSED:	13
TOTAL DBH REPLACEMENT REQUIRED FOR REMOVED TREES & PALMS: :	107.0
TOTAL DBH REPLACEMENT PROPOSED (SEE L-2 LANDSCAPE PLAN):	0.0
TOTAL DBH REPLACEMENT DEFICIT FOR REMOVED TREES & PALMS:	107.0
TOTAL EQUIVALENT 2" DBH REPLACEMENT TREE DEFICIT:	53.50
TOTAL TREE TRUST CONTRIBUTION *($350 PER REPLACEMENT TREE)* :	$ 18,725.00
NOTE: SPECIMEN TREES ≥18" DBH, EXCL. NON-NATIVE FRUIT TREES, TREES IN POOR CONDITION, SOME FICUS SPECIES, & MULTI-TRUNK PALMS; TOTALS ABOVE ONLY INCLUDE ON-SITE &	

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CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

EXISTING TREE DISPOSITION PLAN

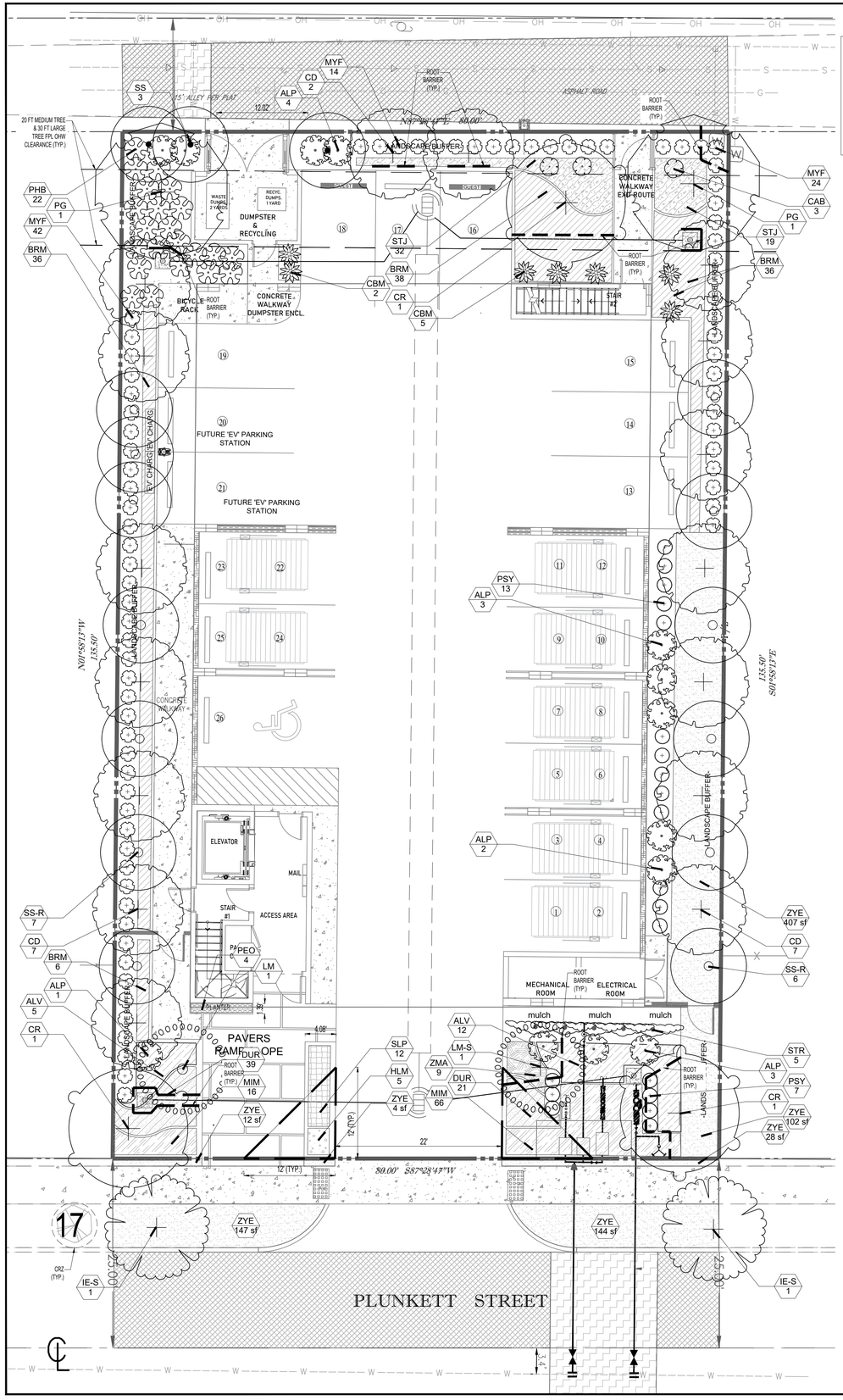
REGISTERED LANDSCAPE ARCHITECT RYAN JOHNSON KING LA6667324 STATE OF FLORIDA

Ryan J. King Ebrahimian
Digitally signed by Ryan J. King Ebrahimian
Date: 2025.03.12 12:27:27 -04'00'

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-03-06

SHEET NUMBER: L-1



PROPOSED LANDSCAPING IN ONSITE GRASS SWALES (ALONG WEST & SOUTH PROPERTY LINES) WILL NOT IMPEDE ONSITE RUNOFF RETENTION DRAINAGE REQUIREMENTS. PLANTINGS SHALL BE ADJUSTED SO THAT THE TOE OF SLOPE FOR PROPOSED SWALES SHALL REMAIN UNOBSTRUCTED TO ALLOW FOR FREE FLOW OF STORM WATER

ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET ABOVE GROUND LEVEL

EXTRA TREES & PALMS ABOVE SITE CODE MINIMUM ARE BEING PROVIDED FOR TREE MITIGATION PURPOSES. SEE PLANS & CODE COMPLIANCE CHART

100% IRRIGATION COVERAGE SHALL BE PROVIDED. SEE IRRIGATION PLAN SHEETS IR-1 & IR-2.

N

0 4' 8' 16'

1/8" = 1'- 0"

CITY OF HOLLYWOOD: CODE COMPLIANCE CHART

ARTICLE 4, SEC. 4.6.B.: REGIONAL ACTIVITY CENTER DISTRICT, GENERAL LANDSCAPE REGULATIONS

2011 PLUNKETT STREET - HOLLYWOOD, FL

NET SITE AREA: 10,839.50 SF (0.25 AC)
PERVIOUS AREA: 2,969.22 SF (0.07 AC)
ZONING DISTRICT: PS-1 / RAC

SEC. 3 MATERIAL SPECIFICATIONS
Trees: ***12' ht, 4" DBH Min.***
Palm: ***6' ct Min.; @3:1, max. 50% of required trees*** ***Shrubs:*** ***24" ht. Min.***

		REQUIRED	PROVIDED
SEC. 4.22.I.2.(b) AT-GRADE PARKING LOT SETBACK REQUIREMENTS			
Front - 10 ft setback; *Side/Interior* - 5 ft setback; *Alley* - 5 ft setback			*Complies*
SEC. 4.6.B. PS-1 DISTRICT BUILDING SETBACK REQUIREMENTS			
Front - 20 ft setback; *Side/Interior* - 10 ft setback; *Rear* - 20 ft setback			*Complies*
PERIMETER LANDSCAPE			
(1) Street Tree / 30 lf of street frontage of property where in said improvements are proposed			
Plunkett St.: 80 lf	*(80 lf/30)*	**3 STREET TREES**	**3 STREET TREES**
Residential Uses shall provide 5 ft landscape buffer within required setback areas with			
(1) Tree / 20 lf of required buffer area			
Plunkett St.: 80 lf - 22 lf driveway = 58 lf (10 ft setback)	*(58 lf/20)*	**3 TREES**	**3 TREES**
West: 135.50 lf (10 ft setback)	*(135.50 lf/20)*	**7 TREES**	**7 TREES**
East: 135.50 lf (10 ft setback)	*(135.50 lf/20)*	**7 TREES**	**7 TREES**
When abutting or across an alley from a residential zoning district provide a perimeter landscape buffer with (1) Tree / 20 lf of required buffer area			
North: 80 lf - 12.02 lf Refuse Enclosure width = 67.98 lf	*(67.98 lf/20)*	**3 TREES**	**3 TREES**
PARKING LOT & VUA LANDSCAPING			
Sec. 2.11: Parking lots w/ less than 6 spaces shall provide a 5' setback to a property line.			
Terminal islands are not required. *(2 spaces outside of parking garage structure)*			*Complies*
5 ft Landscape Buffer with min. 42" ht landscape element along perimeter			*Complies*
OPEN SPACE			
PS-1 Districts: 20% min. of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.	*(10,839.50 sf X 20%)*	2,167.9 SF	2,969.22 SF
(1) Tree / 1,000 sf of Pervious Area of property in addition to VUA trees	*(2,730.15 sf / 1000)*	**3 TREES**	**3 TREES***
TREE MITIGATION		**13 PALMS & $18,725 TREE FUND CONTRIBUTION FOR MITIGATION**	**13 PALMS & $18,725 TREE FUND CONTRIBUTION FOR MITIGATION**
Inch: Inch DBH replacement for removed Canopy Trees: *107 Inches DBH & [13] Palms to be Removed/to be Replaced*			
Palm:Palm replacement for removed Palms: 13 Palms provided			
107" DBH - 0" DBH Replaced = 107" / 2" = (53.5) Replacement Tree Deficit			
(53.5) TREES X $350 = $18,725 TREE TRUST FUND CONTRIBUTION			

	TOTAL TREES:	30 TREES	30 TREES
	60% NATIVE TREES:	18/30 (60%)	26/30 (86.7%)
	50% NATIVE SHRUBS:	253/506 (50%)	427/506 (84.4%)

*** INCLUDES (1) TREE FROM [3] PALMS @3:1** **NOTE: 100% DROUGHT TOLERANT TREES & SHRUBS PROVIDED**

TOTAL TREE SUMMARY
3 STREET TREES
4 TREES FROM [13] REPLACEMENT PALMS @3:1
20 BUFFER TREES
3 OPEN SPACE TREES INCL. [3] PALMS @3:1
30 TREES TOTAL

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
CD	16	Pigeon Plum	Coccoloba diversifolia	B & B	4" DBH	16` Ht	6-7`	Yes	High	5` CT
CR	3	Autograph Tree	Clusia rosea	B & B	4" DBH	14` Ht	6-7`	Yes	High	6` CT; STD
LM	1	Muskogee Crape Myrtle	Lagerstroemia fauriei `Muskogee`	B & B	4" DBH	16` Ht	7-8` spr,	No	High	6` CT; STD
PG	2	Fern Pine	Podocarpus gracilior	FG/B&B	4" DBH	15` Ht	7`	No	High	5` CT
REPLACEMENT PALMS										
SS-R	13	Cabbage Palmetto	Sabal palmetto	B & B		12-14` ht.		Yes	High	8' CT Min.; No hurricane cut
PALM TREES										
SS	3	Cabbage Palmetto	Sabal palmetto	B & B		12-14` ht.		Yes	High	8' CT Min.; No hurricane cut; @3:1
STREET TREES										
IE-S	2	Eagleston Holly	Ilex x attenuata `Eagleston`	FG/B&B	4"Cal	14-16` ht.	6`	Yes	High	5-6` CT
LM-S	1	Muskogee Crape Myrtle	Lagerstroemia fauriei `Muskogee`	B & B	4" DBH	16` Ht	7-8` spr,	No	High	6` CT; STD
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SHRUBS										
ALP	13	Red Ginger	Alpinia purpurata	7 gal	As Shown	60-72"	24-30"	No	High	Shade Grown; Flowering
CAB	3	American Beautyberry	Callicarpa americana	n/a	24"	20"-24"	18-24"	Yes	High	Bush; Low branched; Full
CBM	7	Black Magic Ti Plant	Cordyline fruticosa `Black Magic`	NA	As Shown	30"	18-24"	No	High	
MYF	80	Simpson`s Stopper	Myrcianthes fragrans 'compacta'	NA	24"	24"	18"	Yes	High	Full to Base
PHB	22	Cut Leaf Philodendron	Philodendron bipinnatifidum	NA	36"	24"	30"	No	High	
PSY	20	Wild Coffee	Psychotria nervosa	NA	24"	24"	18"	Yes	High	Full to Base
STR	5	White Bird of Paradise	Strelitzia nicolai	45 gal	As Shown	8-10`	6-7`	No	High	
SHRUB AREAS										
ALV	17	Variegated Shell Ginger	Alpinia zerumbet `Variegata`	7 gal.	36"	24-30"	24"	No	High	
GROUND COVERS										
BRM	167	Baby Rubber Plant 'Marble'	Peperomia obtusifolia 'Marble'	n/a	20"	8-10"	14-16"	Yes	High	Shade Grown; Variegated
DUR	60	Saphire Showers	Duranta erecta `Saphire Showers`	n/a	15"	14-16"	16"-18"	Yes	High	
HLM	5	Spider Lily	Hymenocallis latifolia	n/a	18"	16"-18"	18"	Yes	High	
MIM	82	Sunshine Mimosa	Mimosa strigillosa	1 gal.	18"	6"	8-10"	Yes	High	Full
PEO	4	Baby Rubber Plant	Peperomia obtusifolia	n/a	20"	8-10"	12"	Yes	High	
SLP	12	Light Yellow Ground Orchid	Spathoglottis plicata `Light Yellow`	1 gal.	20"	16"-18"	18"	No	High	Full
STJ	51	Blue Porterweed	Stachytarpheta jamaicensis	n/a	20"	16"	16-18"	Yes	High	
ZMA	9	Coontie	Zamia integrifolia	n/a	20"	16"-18"	12"	Yes	High	
SOD/SEED										
ZYE	844 sf	Emerald Zoysia	Zoysia japonica `Emerald`	n/a					High	Solid Sod

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2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

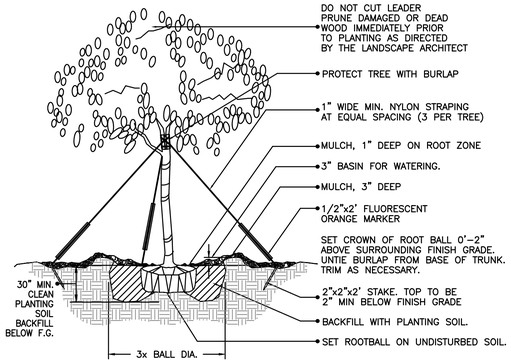
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN KING EBRAHIMIAN LA6667324 STATE OF FLORIDA
Ryan J. King Ebrahimian
Date: 2025.05.12 12:22:20 -04'00'

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

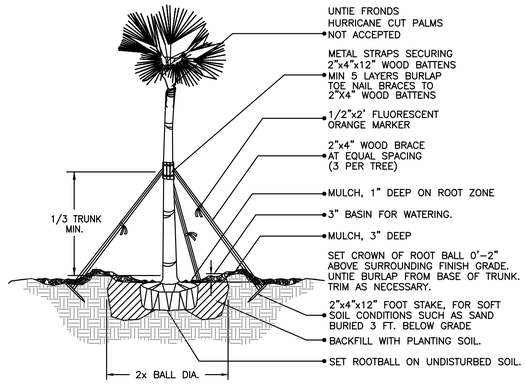
DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-12

SHEET NUMBER: L-2



(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



SABAL PALM PLANTING DETAIL

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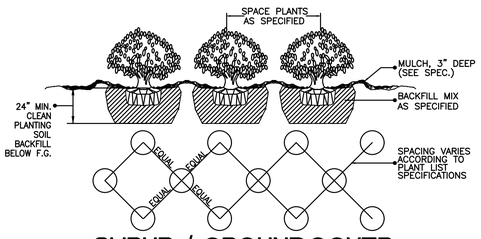

SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

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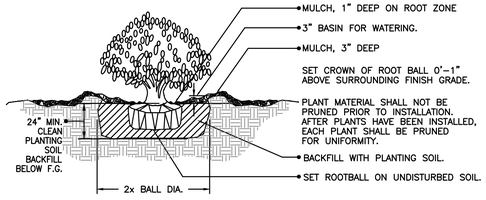


SHRUB PLANTING DETAIL

N.T.S.

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

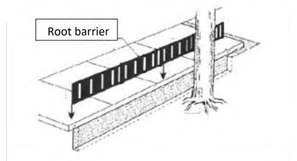
Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth **or as noted**
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.

**See General Notes for Root Barrier Installation Specifications



ROOT BARRIER DETAIL

N.T.S.

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA 'EMERALD' UNLESS OTHERWISE NOTED ('EMERALD' ZOYSIA SOLID SOD). OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR TURF TO WITHIN 1" OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE]STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

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2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

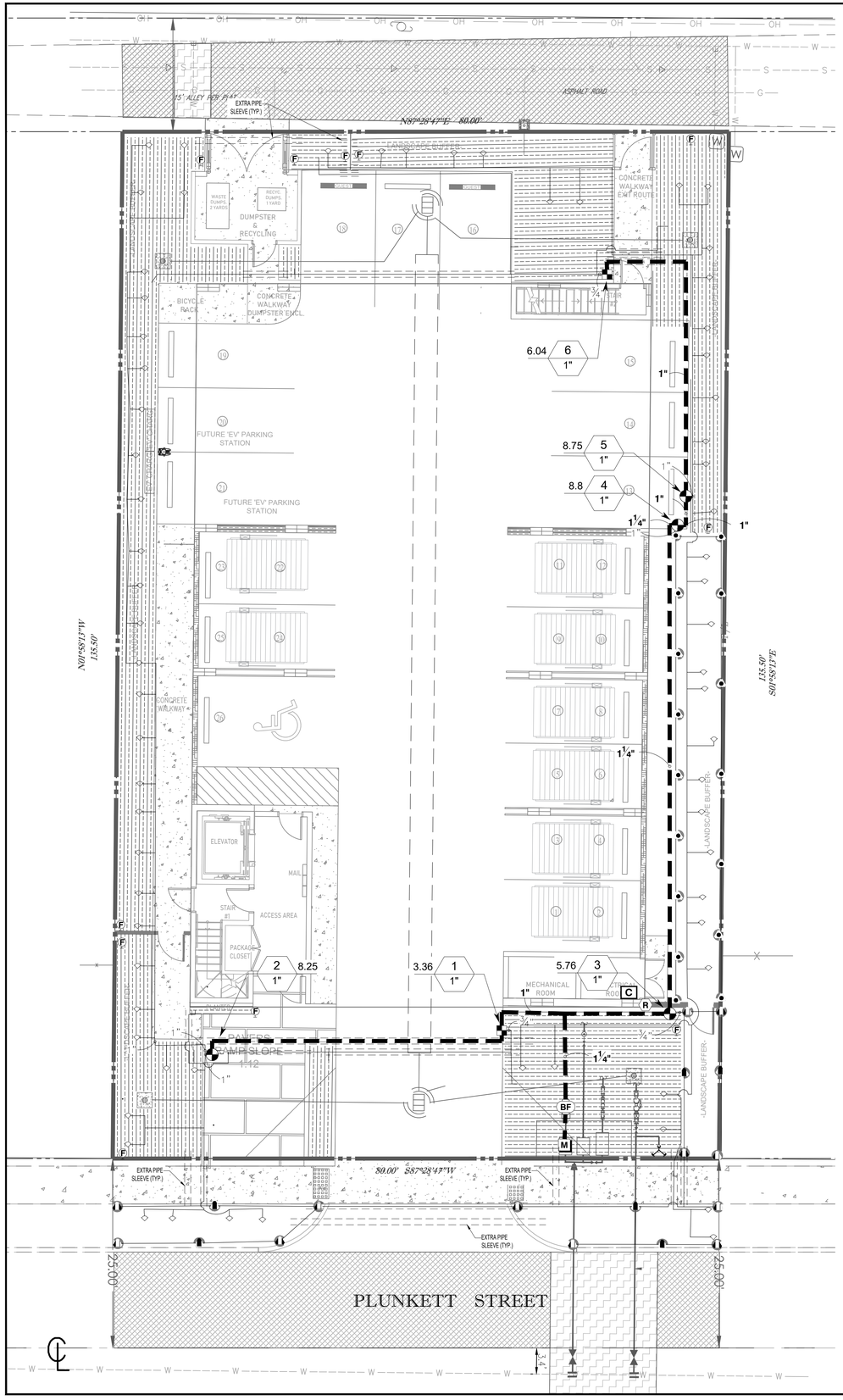
LANDSCAPE DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT RYAN JAMAHAN KING EBRAHIMIAN LA6667324 STATE OF FLORIDA
Ryan J. King Ebrahimian
Date: 2025.05.12 22:14:04 -04'00'

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-03-06

SHEET NUMBER:
L-3



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5`x15` (LCS and RCS), 5`x30` (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	18	45
14 ADJ 14 F	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	16	45
1401 1402 1404 1408	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	68	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	1
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1" Low Flow Valve valve and 1" Pressure Regulating RBY filter and 40psi pressure regulator.	1
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	11
	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,412 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	4
BF	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1" New 1" Meter & 1.5" HDPE SDR 9 Service Line w/ City Water	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 3/4" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 3/4" in size.	1,083 lf
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	196.8 lf
	Pipe Sleeve: PVC Schedule 80	266.0 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2025-03-06 20:26
P.O.C. NUMBER: 01	
Water Source Information:	New 1" Meter & 1.5" HDPE SDR 9 Service Line w/ City Water
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	32.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	3 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	58 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	25 GPM
Flow Available at POC:	32.12 GPM
Residual Flow Available:	7.12 GPM
Critical Station:	6
Design Pressure:	40 PSI
Friction Loss:	0.68 PSI
Fittings Loss:	0.07 PSI
Elevation Loss:	0 PSI
Loss through Valve:	8.04 PSI
Pressure Req. at Critical Station:	48.8 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	2.58 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.55 PSI
Loss for Water Meter:	3.7 PSI
Critical Station Pressure at POC:	57.6 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	0.38 PSI

N
0 4' 8' 16'
1/8" = 1'- 0"

BUBBLERS WILL BE PROVIDED FOR ALL NEW AND RELOCATED TREES AND PALMS. FLOOD BUBBLERS FOR TREES SHALL BE INSTALLED AT THE OUTSIDE EDGE OF THE ROOTBALL & SHALL NOT EMIT WATER DIRECTLY ONTO THE TRUNK OF ANY TREES.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	3.36	28.0	40	45.4	52.2	0.42 in/h
2	Rain Bird PEB	1"	Bubbler	8.25	69.4	30	33.7	41.0	0.94 in/h
3	Rain Bird PEB	1"	Turf Rotary	5.76	17.3	45	47.6	54.7	1.04 in/h
4	Rain Bird PEB	1"	Turf Rotary	8.8	82.8	45	47.4	55.9	1.12 in/h
5	Rain Bird PEB	1"	Bubbler	8.75	87.7	30	32.7	41.2	0.96 in/h
6	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	6.04	130.8	40	48.8	57.6	0.42 in/h
	Common Wire				196.8				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZLF-100-PRF	Area for Dripline	0.42 in/h	1	143	480	
2	Rain Bird PEB	Bubbler	0.94 in/h	1	65	536	
3	Rain Bird PEB	Turf Rotary	1.04 in/h	1	58	334	
4	Rain Bird PEB	Turf Rotary	1.12 in/h	1	54	475	
5	Rain Bird PEB	Bubbler	0.96 in/h	1	63	551	
6	Rain Bird XCZ-100-PRB-COM	Area for Dripline	0.42 in/h	1	144	870	
		TOTALS:			527	3,247	

GENERAL IRRIGATION NOTES:

1. POINTS OF CONNECTION SHALL BE A NEW 1" METER & 1.5" SERVICE LINE WITH CITY WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   MINIMUM PRESSURE REQUIRED 57.6 PSI
   DESIGN STATIC WATER PRESSURE 60 PSI
   MAXIMUM SYSTEM DEMAND 25 GPM
2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
   3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE. HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

811 Know what's below. Call before you dig.

PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

IRRIGATION PLAN

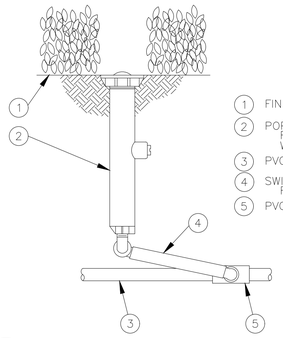
REGISTERED LANDSCAPE ARCHITECT RYAN J. KING EBRAHIMIAN STATE OF FLORIDA

Ryan J. King Ebrahimian LA6667324 ISA CA FL-10101A Ryan J. King Ebrahimian Date: 2025.05.12 12:08:07

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-12

SHEET NUMBER:
IR-1

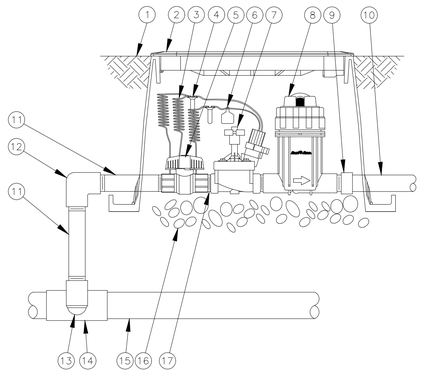


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER:
   RAIN BIRD 1806
   WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
   RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

A 1806 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE

N.T.S.

S-1806Rotary-SP.DWG

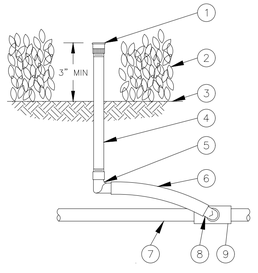


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION:
   RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE:
   RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
   RAIN BIRD PRB-QKCHK-100
   (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

D XCZ-PRB-100-COM 1" COMMERCIAL CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1

N.T.S. 1-25-10

XCZ-PRB-100-COM Option 1.dwg

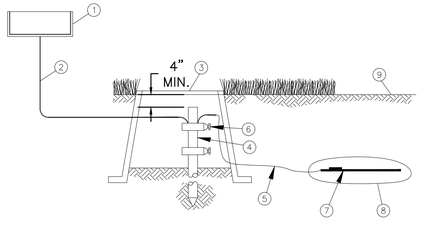


1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

G PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER

N.T.S. 1/14/04

N-1400 ON RISER.dwg

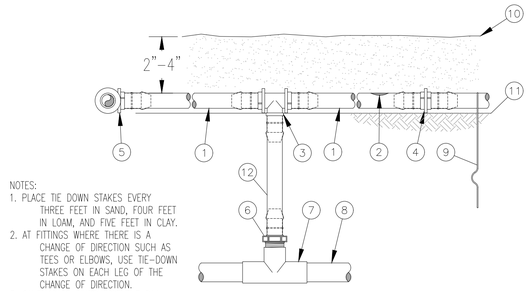


1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

J CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT

N.T.S. 6-15-10

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG



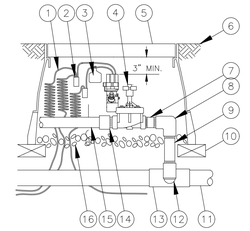
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

1. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT
   RAIN BIRD XFF-MA-050
   17mm X 3/4" MPT
   RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
   RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

B XFD ON-SURFACE DRIPLINE RISER ASSEMBLY

N.T.S. 12-18-2012

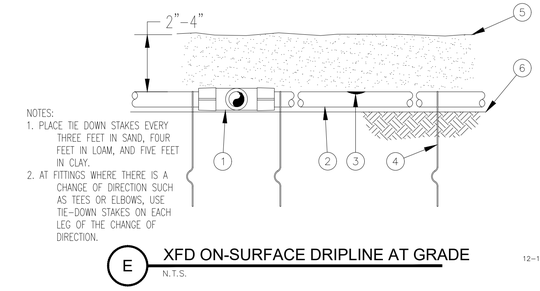
LA PLANS



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
   RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE:
   RAIN BIRD PESB
   WITH NP-HAN
5. VALVE BOX WITH COVER:
   RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

C ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES

N.T.S.



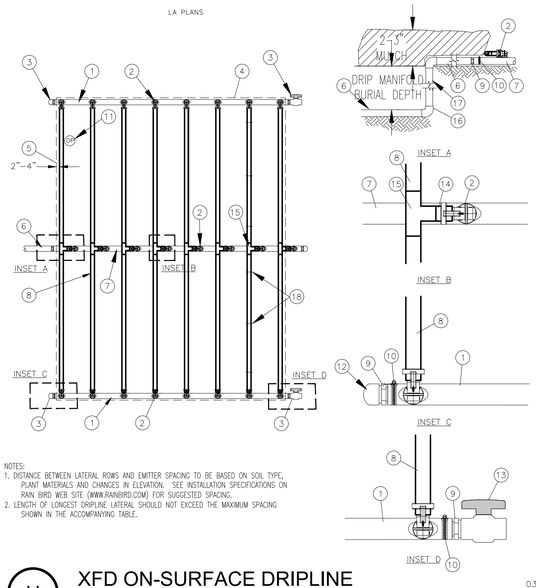
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1. EASY FIT COMPRESSION TEE:
   RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

E XFD ON-SURFACE DRIPLINE AT GRADE

N.T.S. 12-18-2012

LA PLANS



1. QF-FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
6. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
7. QF-SUPPLY HEADER
8. RAIN BIRD XFD SERIES DRIPLINE (TYPICAL)
9. MALE ADAPTER INSERT
10. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
11. OPERATION INDICATOR
    RAIN BIRD MODEL: OPERIND
12. PVC SCH 40 CAP
13. PVC SCH 40 BALL VALVE
14. RAIN BIRD XF SERIES BLANK TUBING
15. BARB X BARB INSERT TEE:
    RAIN BIRD XFF-TEE (TYPICAL)
16. PVC SCH 40 ELL (TYPICAL)
17. PVC SCH 40 RISER PIPE
18. XF SERIES TIE-DOWN STAKES (TDS-050)
    REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

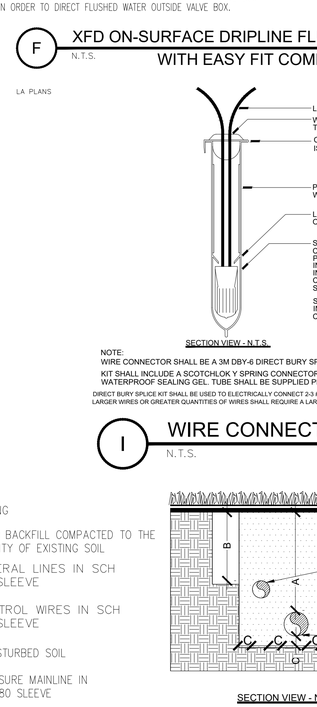
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

H XFD ON-SURFACE DRIPLINE CENTER FEED LAYOUT QF HEADER

03-31-2015

N.T.S.

LA PLANS



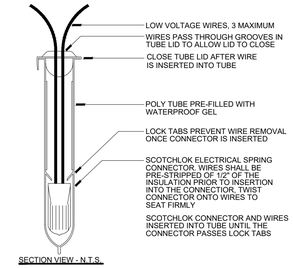
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:
   POTABLE: RAIN BIRD MDCFCAP
   NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING:
   RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX:
   RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING:
   RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE:
    RAIN BIRD XF SERIES DRIPLINE
    POTABLE: XFD DRIPLINE
    NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

F XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS

N.T.S. 12-18-2012

LA PLANS



SECTION VIEW - N.T.S.

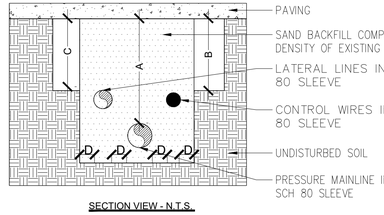
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

I WIRE CONNECTION

N.T.S.



1. PAVING
2. SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
3. LATERAL LINES IN SCH 80 SLEEVE
4. CONTROL WIRES IN SCH 80 SLEEVE
5. UNDISTURBED SOIL
6. PRESSURE MAINLINE IN SCH 80 SLEEVE

SECTION VIEW - N.T.S.

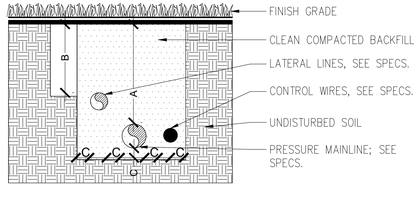
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

K SLEEVE INSTALLATION

N.T.S.



1. FINISH GRADE
2. CLEAN COMPACTED BACKFILL
3. LATERAL LINES, SEE SPECS.
4. CONTROL WIRES, SEE SPECS.
5. UNDISTURBED SOIL
6. PRESSURE MAINLINE; SEE SPECS.

SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

L PIPE INSTALLATION

N.T.S.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

811 Know what's below. Call before you dig.

PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

IRRIGATION DETAILS & NOTES

Ryan J. King Ebrahimian
LA6667324
Date: 2025-03-06 15:21:56 -04'00'
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

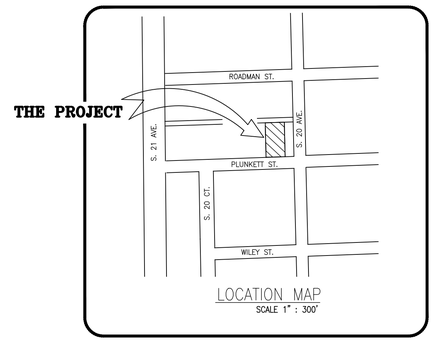
DRAWN BY:	RJK
CHECKED BY:	
DATE:	2025-03-06

SHEET NUMBER:
IR-2

PAVING, GRADING & DRAINAGE PLANS FOR PLUKETT APARTMENTS AT 2011 PLUNKETT ST. HOLLYWOOD, FL

ENGINEERING NOTES:

1. IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
3. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISITING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
5. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
6. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
7. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
8. ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
9. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
10. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
12. IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
13. ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
14. ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
15. ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
16. WATER TABLE PER BROWARD COUNTY PLATE IS 1.50 NAVD.
17. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988
18. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
19. ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY.
20. ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
21. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY ARTURO R. TOIRAC PROFESSIONAL LAND SURVEYOR.
22. FLOOD INSURANCE RATE MAP, ZONE 'X' AND ZONE 'AH' FLOOD EL. 8.00 NAVD PANEL 12011C0569H, DATED 07/31/2024. FOR ZONE 'AH' VERY PARTIAL ON S.W. CORNER
23. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
24. DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.



LOCATION MAP
SCALE 1" : 300'

NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (1988)

LEGAL DESCRIPTION:
LOTS 14 AND 15, BLOCK 1, OF HOLLYWOOD SOUTH SIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

INDEX:

CS-PD	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	MARKING & SIGNING-DRAINAGE DETAILS
PD-3	SEDIMENT & EROSION CONTROL PLAN
PD-4	PAVING DETAILS
PD-5	CARS TURNING

PARCEL ID # 5142 22 10 0100

S 22-T 51-R42

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC, dnQualifier=A01410C00000188286 88E5A0004ED22, cn=MARVIN ABARCA
Date: 2025.04.06 10:34:26 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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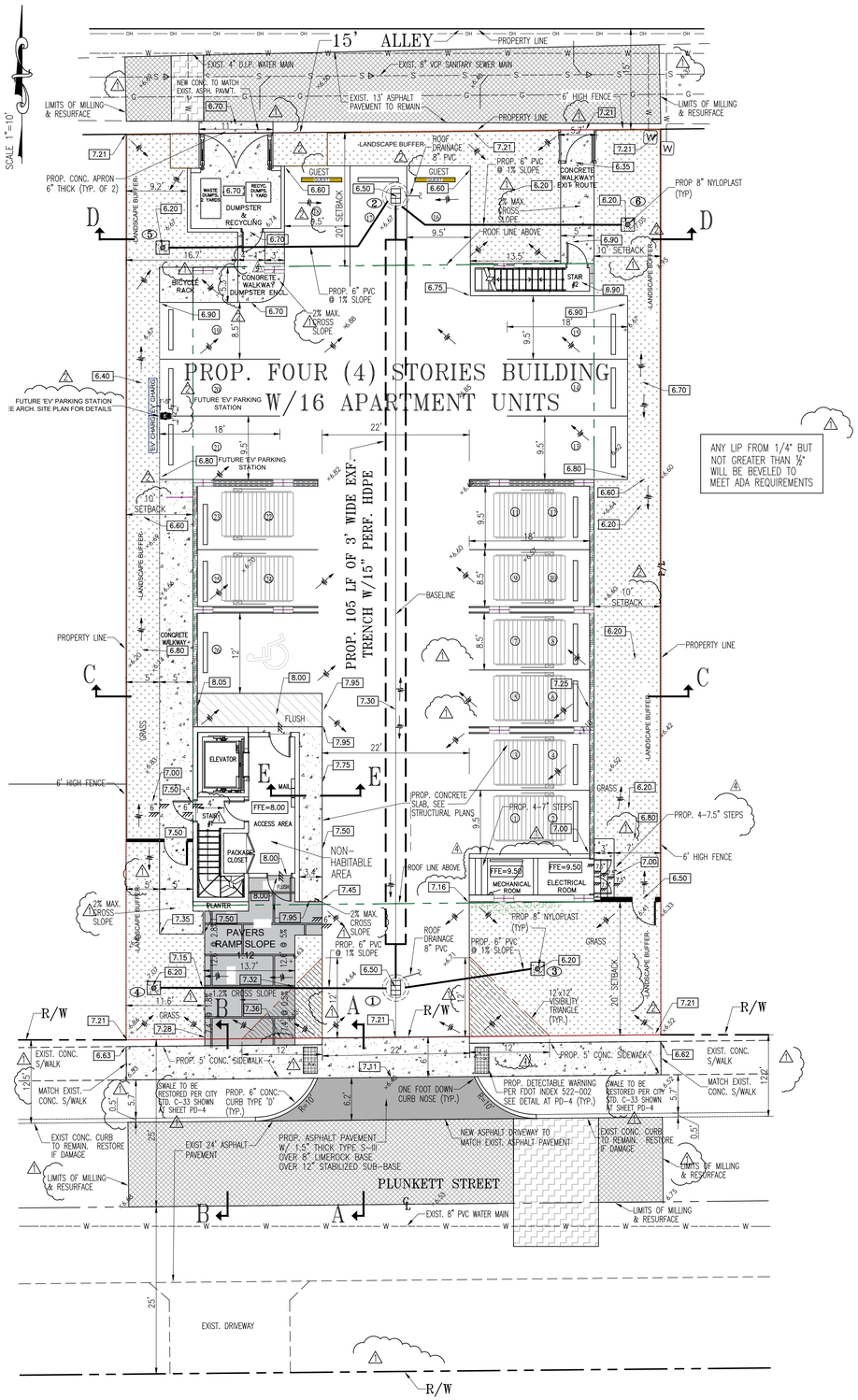
REVISIONS

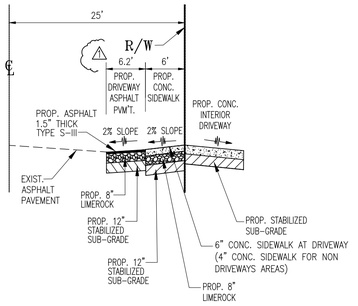
AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES, FL 33014
PHONE: 305 720 8187
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

DRAWING NAME : COVER SHEET
PROJECT : PLUNKETT APARTMENTS
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 1
CS-PD
OF 6 SHEETS
DATE : JULY 2024
PROJ. :





SECTION A–A
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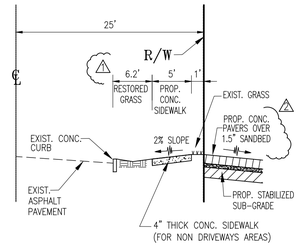

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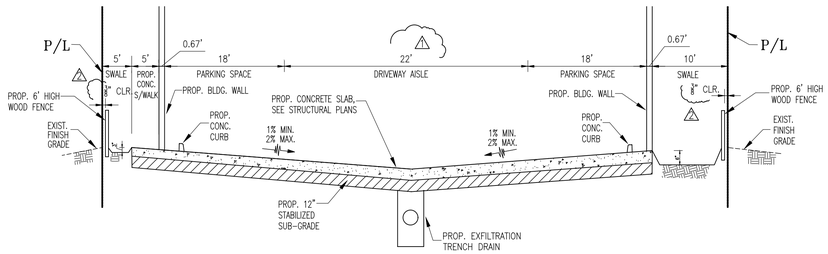

SECTION C–C
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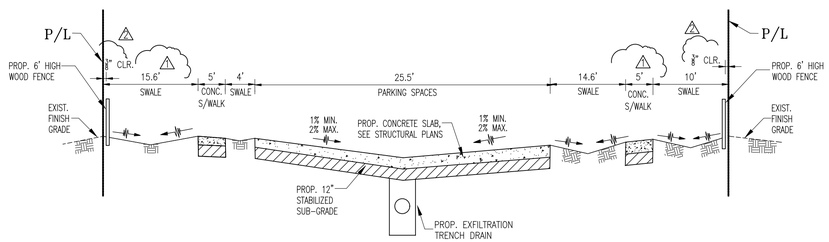

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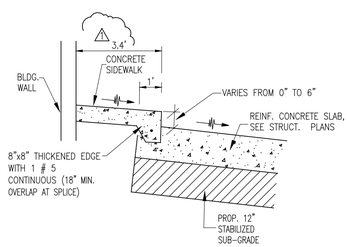

SECTION E–E
(THICKENED SIDEWALK) N.T.S.

LEGEND:

- PROPOSED CONCRETE/SIDEWALK DRIVEWAY
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED ASPHALT PAVEMENT WITHIN PUBLIC ROAD
- PROPOSED MILLING & RESURFACE
- PROPOSED RESTORED ASPHALT PAVEMENT
- PROPOSED GRASS
- XX — EXISTING ELEVATION
- 7.60 — PROPOSED ELEVATION
- F.F.E. = XXX — PROPOSED FINISH FLOOR ELEVATION
- PROPOSED EXFILTRATION TRENCH W/ CATCH BASIN
- PROPOSED DRAINAGE NYLOPLAST
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED FLOW OF RUNOFF
- OH — OH — EXISTING OVERHEAD LINE
- W — W — EXISTING WATER MAIN LINE
- S — S — EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE

NOTE ABOUT FLOOD PROOF:

THE PROPOSED STRUCTURE, ONLY THE ACCESS AREA, WILL BE PROVIDED FLOOD PROOFED UP TO ELEVATION OF 9.50 NAVD.
SEE ARCHITECT PLANS FOR MORE DETAILS.

ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988

NOTES ABOUT PAVEMENT:

a. CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

b. PAVERS: PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

c. ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF S-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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Date: 2025.04.06 10:35:00 -04'00'
4-6-2025
MARVIN J. ABARCA
P.E. No. 49529

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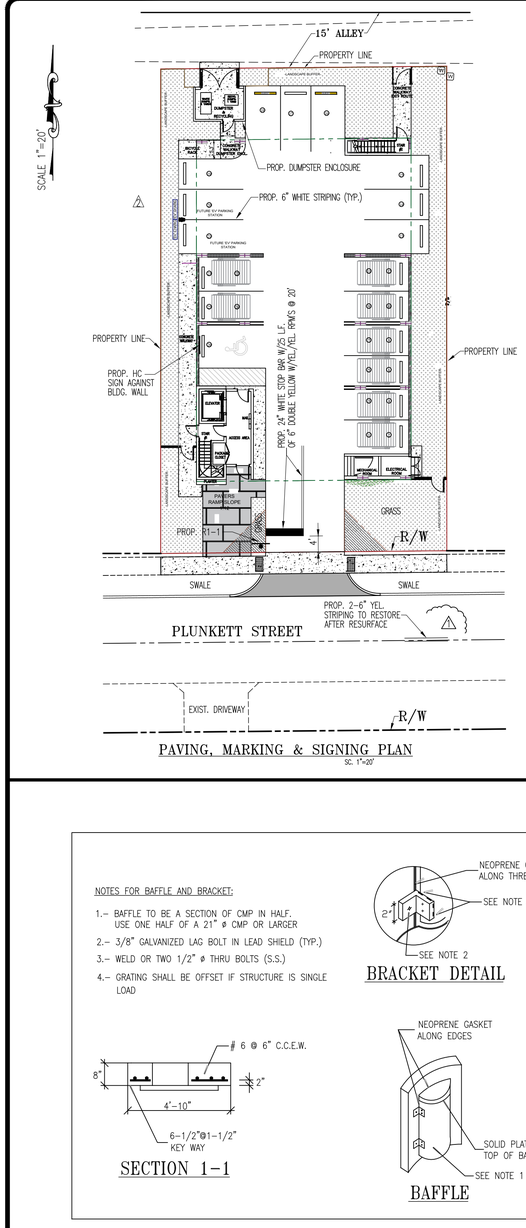
REVISIONS
1 CITY COMMENTS 10-14-24
2 CITY COMMENTS 1-7-25
3 CITY COMMENTS 3-26-25
4 CITY COMMENTS 4-3-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7884
2415 N. 30TH Suite C, MIAMI LAKES FL 33014
PHONE: 305.720.1167
marvin@abengineers.net

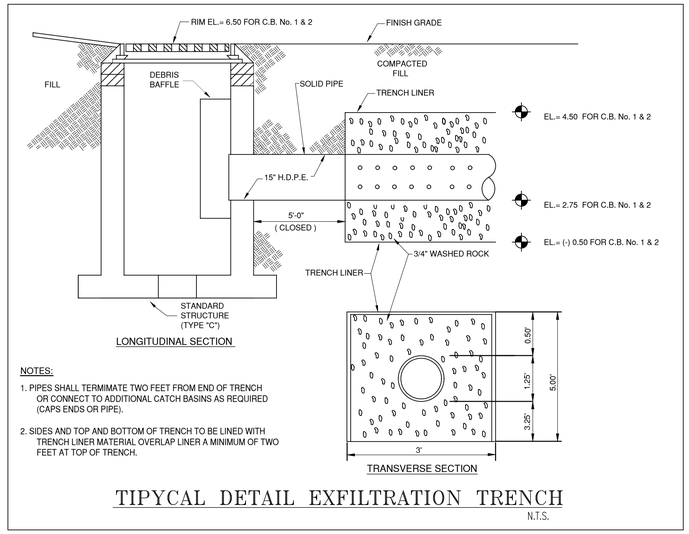
SITE ADDRESS:
2013 PLUNKETT STREET
HOLLYWOOD, FL 33020

DRAWING NAME : PAVING & DRAINAGE PLAN/CROSS SECTIONS
PROJECT : PLUNKETT APARTMENTS
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 2
PD-1
OF 6
DATE : 08-14-2024
PROJ. :



PAVING, MARKING & SIGNING PLAN
sc. 1"=20'



LONGITUDINAL SECTION

TRANSVERSE SECTION

NOTES:

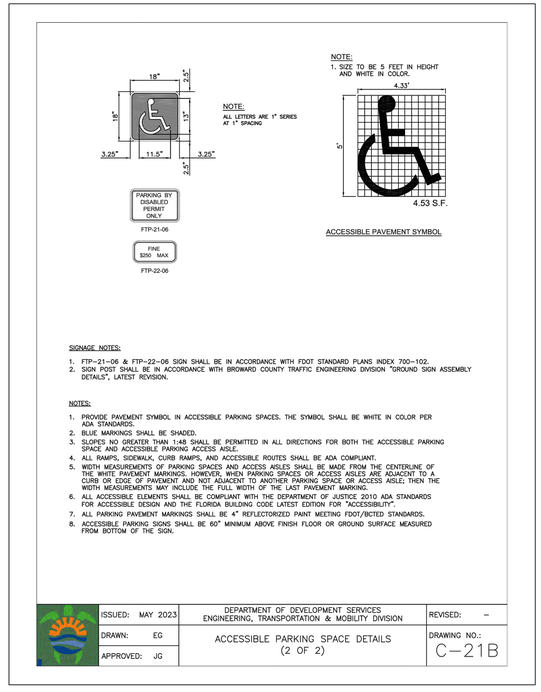
1. PIPES SHALL TERMIMATE TWO FEET FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED (CAPS ENDS OR PIPE).
2. SIDES AND TOP AND BOTTOM OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL OVERLAP LINER A MINIMUM OF TWO FEET AT TOP OF TRENCH.

TIPYCAL DETAIL EXFILTRATION TRENCH

N.T.S.

STRUCTURE DRAINAGE DATA

STRUCT. NUMBER	TYPE OF STRUCT. FRAME/GRATE	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM STRUCT. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)	PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
1	USF-4700-6223 W/HINGES CATCH BASIN	48"ø	6.50	3.25(N) 2.90(E,W) 3.10(NE)	(-)0.60	(-)0.50	1	2	105	3	15 6 8	H.D.P.E P.V.C P.V.C	(N)
2	USF-4700-6223 W/HINGES CATCH BASIN	48"ø	6.50	3.25(S) 3.30(SE) 3.30(SW) 3.10(E)	(-)0.25	(-)0.50	–	–	–	–	15 6 8	H.D.P.E P.V.C P.V.C	(S)
3	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.10 (SW)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
4	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.20(N&E)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
5	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.70(E)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
6	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.70(W)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–



ACCESSIBLE PAVEMENT SYMBOL

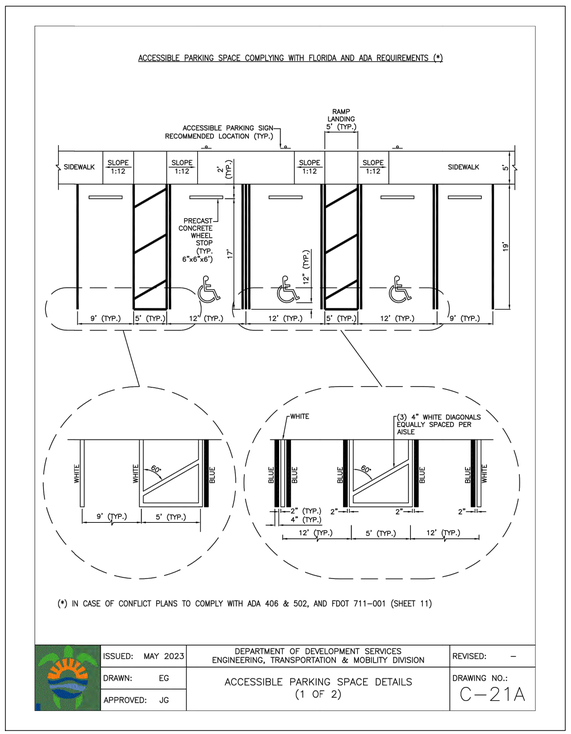
SIGNAGE NOTES:

1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS, HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)		DRAWING NO.: C-21B
APPROVED: JG			



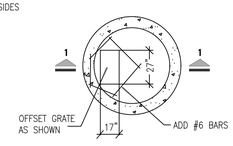
(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)		DRAWING NO.: C-21A
APPROVED: JG			

NOTES FOR BAFFLE AND BRACKET:

1.– BAFFLE TO BE A SECTION OF CMP IN HALF. USE ONE HALF OF A 21" ø CMP OR LARGER
2.– 3/8" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3.– WELD OR TWO 1/2" ø THRU BOLTS (S.S.)
4.– GRATING SHALL BE OFFSET IF STRUCTURE IS SINGLE LOAD

BRACKET DETAIL

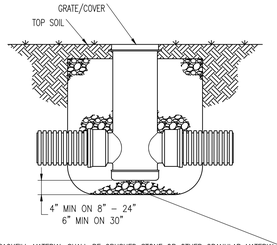


PLAN

SECTION 1-1

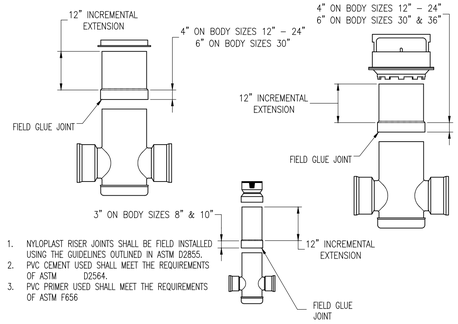
BAFFLE

NON TRAFFIC INSTALLATION



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

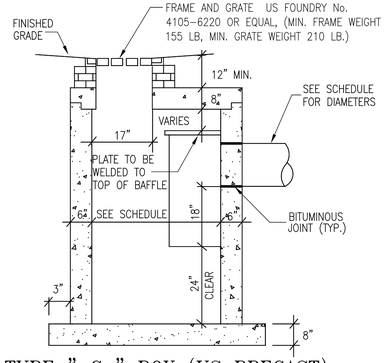
NYLOPLAST RISER EXTENSION:



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656

NOTE FOR CATCH BASIN GRATES:

CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES



TYPE " C " BOX (US PRECAST)

(DOUBLE BAFFLE WHERE APPLICABLE) N.T.S.

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Date: 2025.04.06 10:35:24 -04'00'

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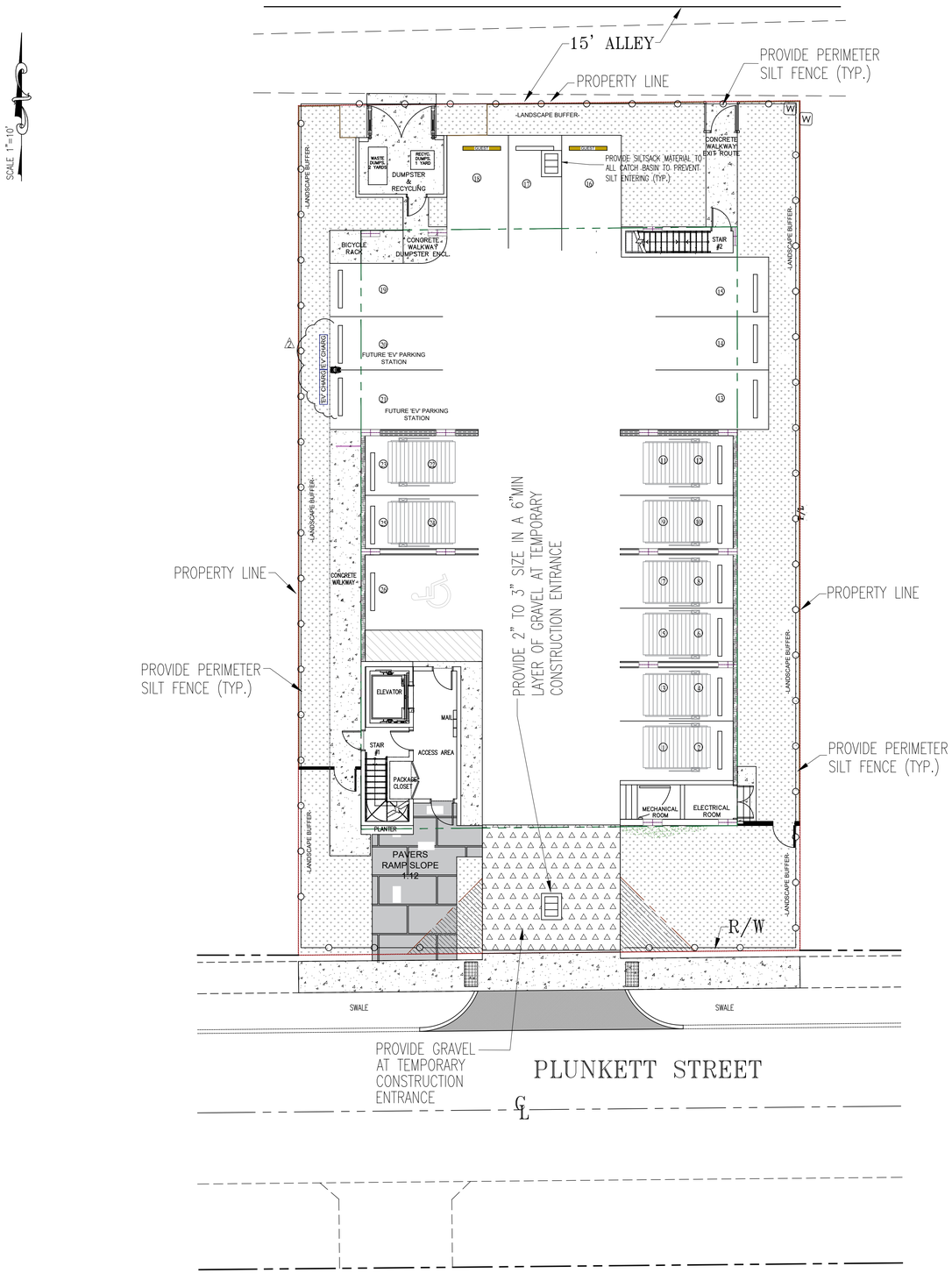
REVISIONS

⚠1 CITY COMMENTS 01-7-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: (786) 452 7313
mvcabarca@gmail.com

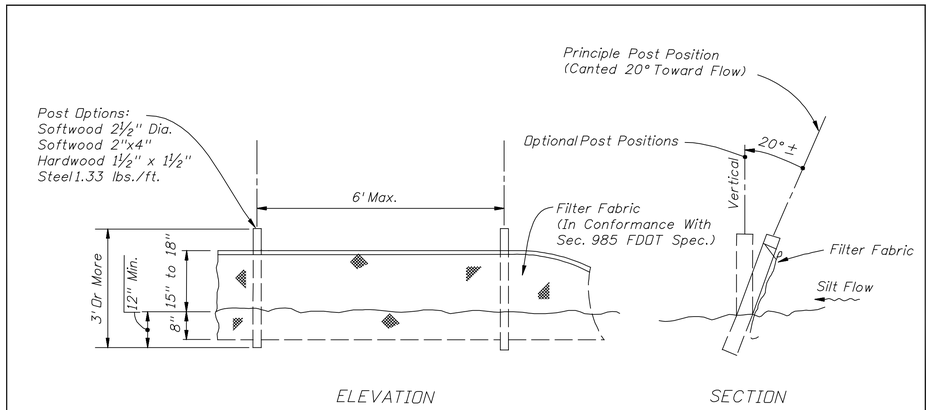
DRAWING NAME : PAVEMENT MARKING & SIGNING - DRAINAGE DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2011 PLUNKETT ST, HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 3
PD-2
OF 6 SHEETS
DATE : 08-14-2024
PROJ. :



EROSION & SEDIMENTATION PLAN

SC. 1"=20'



SILT FENCE AT PROPERTY LINE DETAIL

N.T.S.

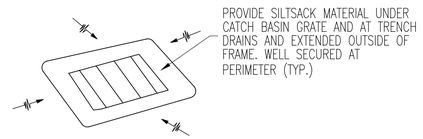
NOTES:

1.– WHERE USED, SILT FENCE IS TO BE CONSTRUCTED ON 0% GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

2.– DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

3.– FOR GRAVEL, ¾" MAX. SIZE CAN BE USED OR BALLAST ROCK USUALLY CALLED WASHED ROCK MAY SUBSTITUTE THE GRAVEL.

4.– PROTECTION ON CATCH BASINS, USE HEAVY DUTY FILTER FABRIC POLYETHYLENE REMOVABLE.



SILT SACK FOR CATCH BASINS

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MARVIN J. ABARCA
P.E. No. 49529

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

4-6-2025

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REVISIONS

△1 CITY COMMENST 1-7-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT ST.
HOLYWOOD, FL 33020

DRAWING NAME : SEDIMENT & EROSION CONTROL PLAN

PROJECT : PLUNKETT APARTMENTS

PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.

DRAWN : M.P.

SCALE : INDICATED

SHEET : 4

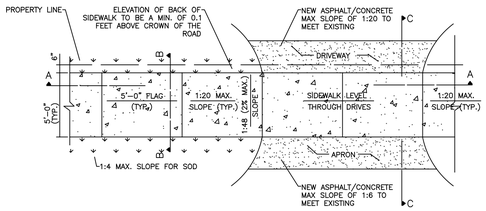
PD-3

OF 6 SHEETS

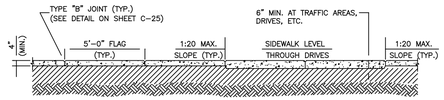
DATE : 08-14-2024

PROJ. :

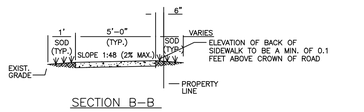
338



PLAN



SECTION A–A

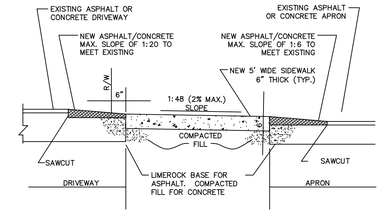


SECTION B–B

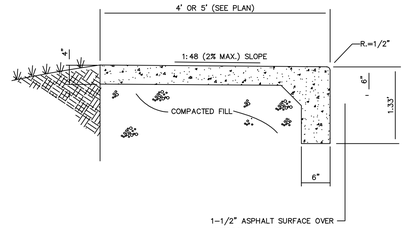
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23
	APPROVED: JG		

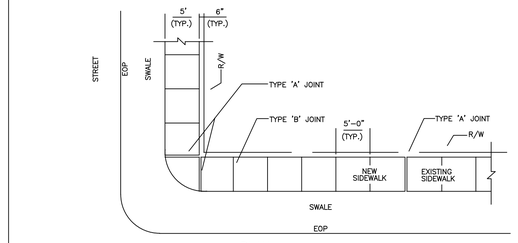


SECTION C–C

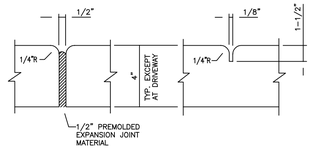


SIDEWALK WITH CURB

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24
	APPROVED: JG		



PLAN



TYPE 'A' TYPE 'B'

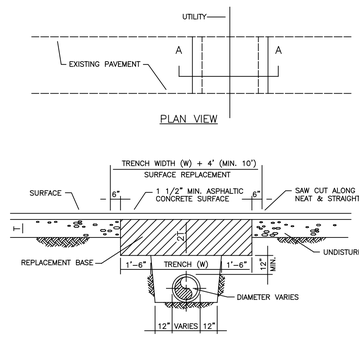
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25
	APPROVED: JG		



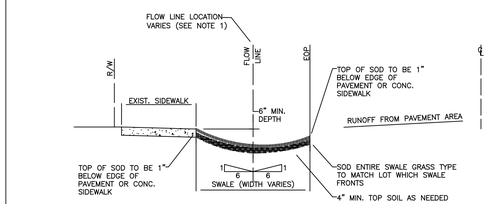
PLAN VIEW

SECTION "A–A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C–31
	APPROVED: JG		

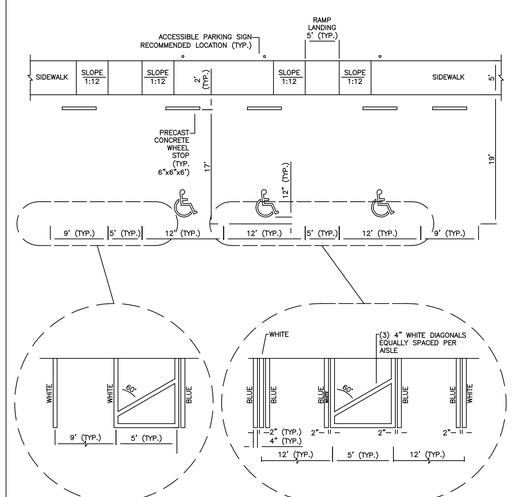


NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

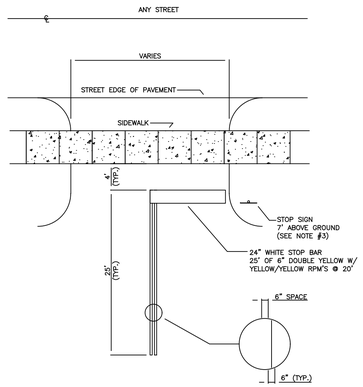
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33
	APPROVED: JG		

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711–001 (SHEET 11)

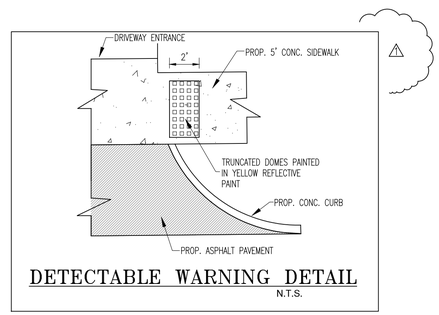
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C–21
	APPROVED: JG		



NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20
	APPROVED: JG		



DETECTABLE WARNING DETAIL
N.T.S.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC., dnQualifier=A01410C000001882B6BE5A0004ED22, cn=MARVIN ABARCA
Date: 2025.04.06 10:36:10 -04'00'

MARVIN J. ABARCA
P.E. No. 49529

4–6–2025

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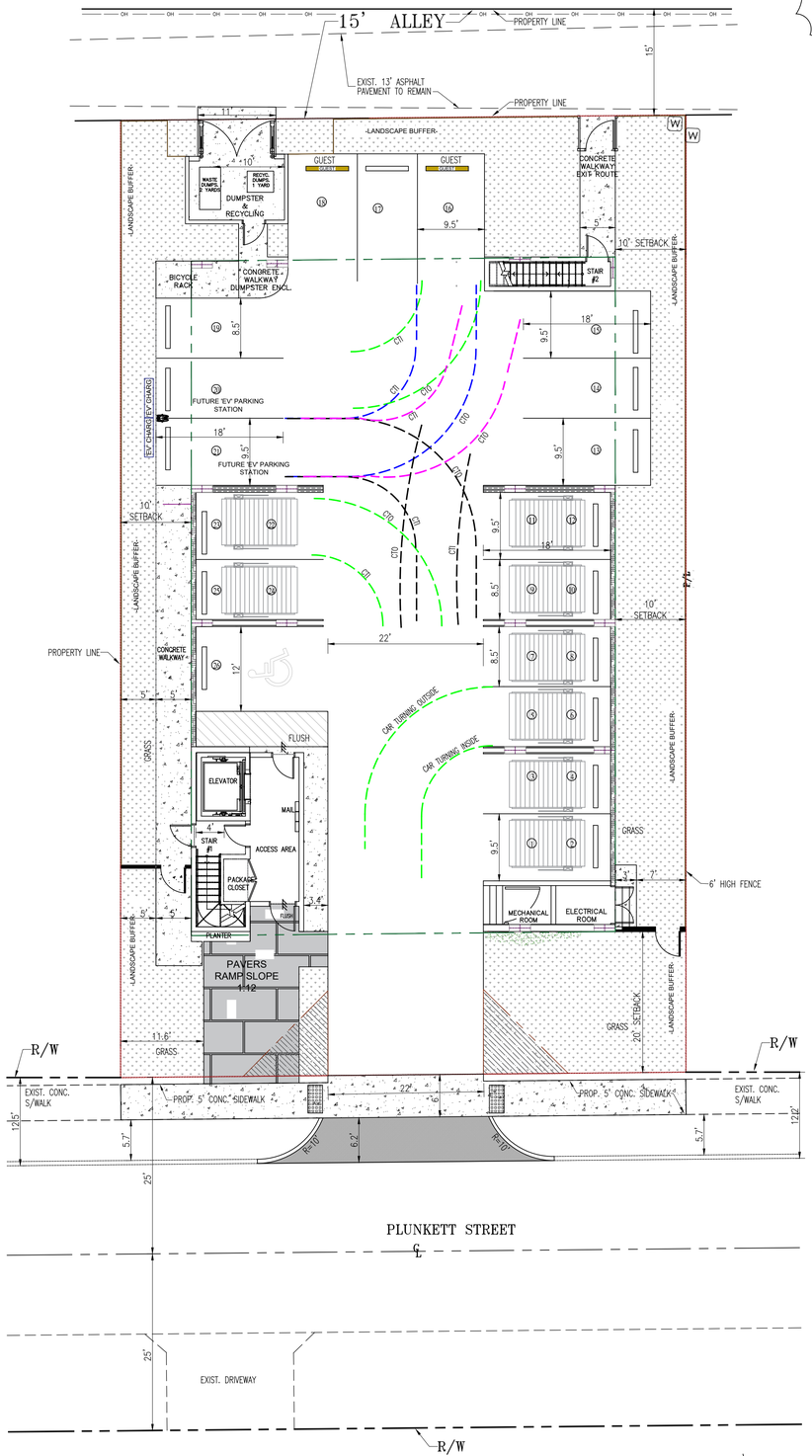
REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB–7894
PHONE (786) 449 5016 C. MIAMI LAKES FL 33014
marvin@abengineers.net

DRAWING NAME : PAVING DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2020 JACKSON ST HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 5
PD–4
OF 6 SHEETS
DATE : 08–14–2024
PROJ. :

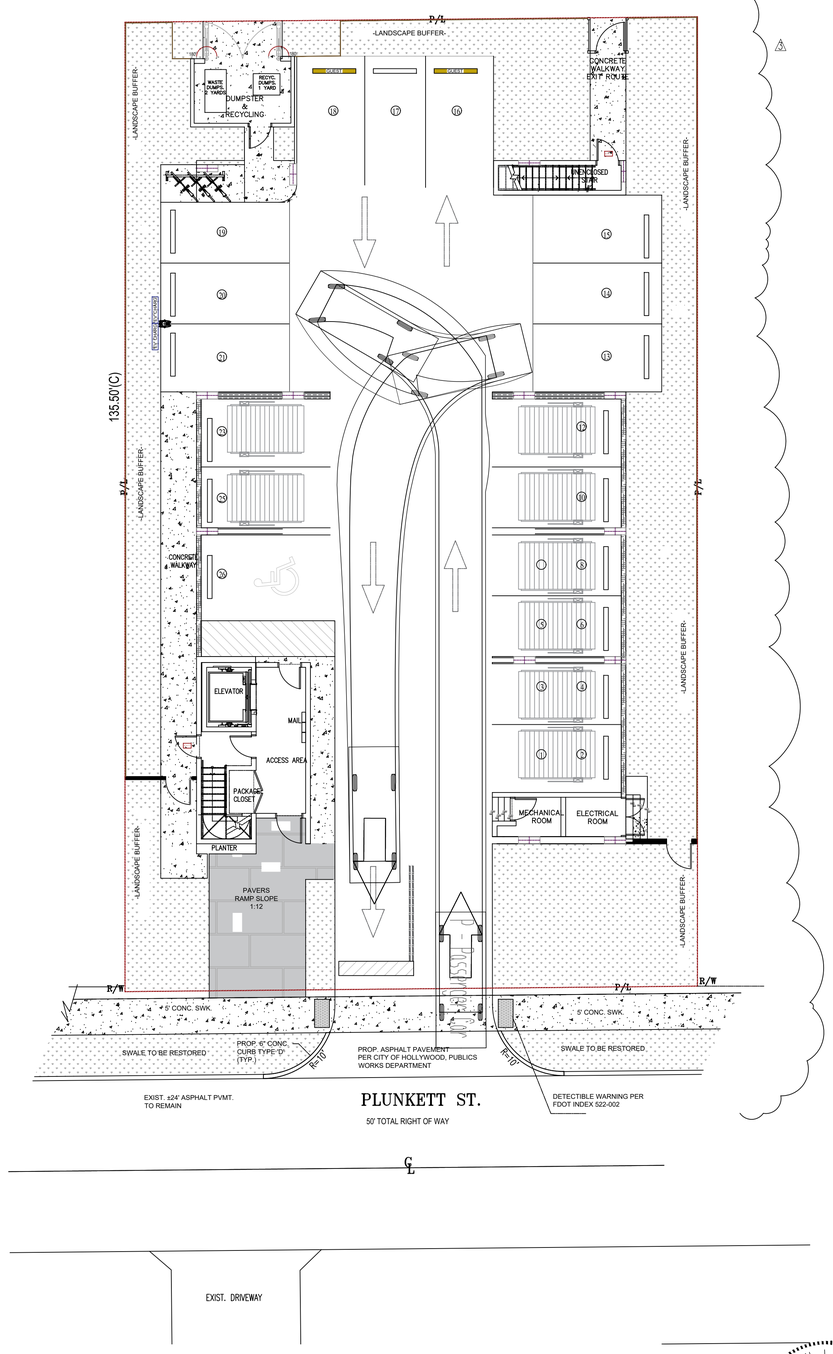


SCALE 1"=10'

LEGEND:

CAR TURNING INSIDE ..... CTI

CAR TURNING OUTSIDE ..... CTO



TURNAROUND

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Date: 2025.04.06 10:36:34 -04'00'

MARVIN J. ABARCA
P.E. No. 49529

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

4-6-2025

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REVISIONS

CITY COMMENTS 1-7-25

CITY COMMENTS 3-26-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: 305 720 8187
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT STREET
HOLYWOOD, FL 33020

DRAWING NAME : CARS TURNING & TURNAROUND

PROJECT : PLUNKETT APARTMENTS

PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.

DRAWN : M.P.

SCALE : INDICATED

SHEET : 6

PD-5

OF 6

DATE : 12-17-2024

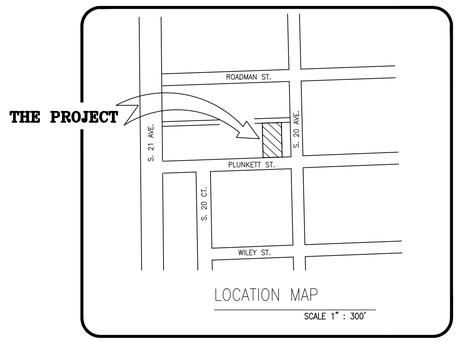
PROJ. :

340

WATER & SEWER PLANS
FOR PLUKETT APARTMENTS AT
2011 PLUNKETT ST. HOLLYWOOD, FL

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.



LOCATION MAP
SCALE 1" : 300'

NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD)

LEGAL DESCRIPTION:
LOTS 14 AND 15, BLOCK 1, OF HOLLYWOOD SOUTH SIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOTE FOR FIRE MAIN WORK

1. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

2. WATER SUPPLY AND ANY MEW HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIAL PER NFPA 1 (2021 Ed.) SECTION 16.5.3.1.1.

FIRE FLOW CALCULATIONS

PROPERTY ADDRESS: 2011 PLUNKETT ST.

Based on Type II (222) construction.

As per NFPA 1 (2018 Ed.) Section 18.4.4.2- "The fire flow area of a building constructed of Type I (443) Type I (332) Type I (222) construction shall be the area of three largest successive floors."

The area of three largest successive floors is **17,175 square feet**, and as per NFPA (2018 ed.) Table 18.4.5.2.1., the fire flow required is **1,500 gpm** for a duration of 2 hours.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2 the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automated sprinkler system.

The resulting fire flow shall not be less than 1,000 g.p.m.

1,500 g.p.m. x 75%= 1,125 g.p.m. (Fire Flow Credit)

1,500 g.p.m. – 1,125 g.p.m. = 375 g.p.m.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2 the fire flow shall not be less than 1,000 g.p.m.

Fire Flow Required= 1,000 g.p.m.

Per Fire Flow test results, the two nearest fire hydrants provide 1,130 and 1,160 g.p.m.

Then those fire hydrants flows are greater than fire flow required.

PARCEL ID # 5142 22 10 0100

S 22-T 51-R42

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! 1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENGINEERING NOTES

1. IF DISCREPANCIES FOUND ON THESE PLANS OR BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. IT IS THE OBLIGATION OF THE BIDDER OR THE CONTRACTOR TO MAKE HIS OWN INVESTIGATION AND SATISFY HIMSELF FULLY OF THE SUB-SURFACE CONDITIONS PRIOR TO SUBMITTING HIS BID. FAILURE TO DO SO WILL RELIEVE HIM OF HIS OBLIGATION TO COMPLETE THE WORK FULLY AND ACCEPTABLE TO THE ENGINEER AND THE OWNER FOR THE CONSIDERATION SET FORTH IN HIS BID.
3. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS REPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
6. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURE ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
7. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID.
8. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
9. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEER PRIOR TO PLACING ASPHALT.
10. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
11. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
12. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
13. ALL WORK SHALL MEET CITY OF HOLLYWOOD COUNTY STANDARDS AND REGULATIONS.
14. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED AND BE PART OF ENGINEER'S CONTRACT WITH OWNER OR DEVELOPER.
15. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY NOSTER LLC

INDEX:

CS	COVER SHEET
WS-1	WATER & SEWER PLAN
WS-2	WATER & SEWER DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC., dnQualifier=A01410C000001882868BE5A00046D22, cn=MARVIN ABARCA
Date: 2025.04.06 10:57:00 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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REVISIONS

1	CITY COMMENTS 3-26-25

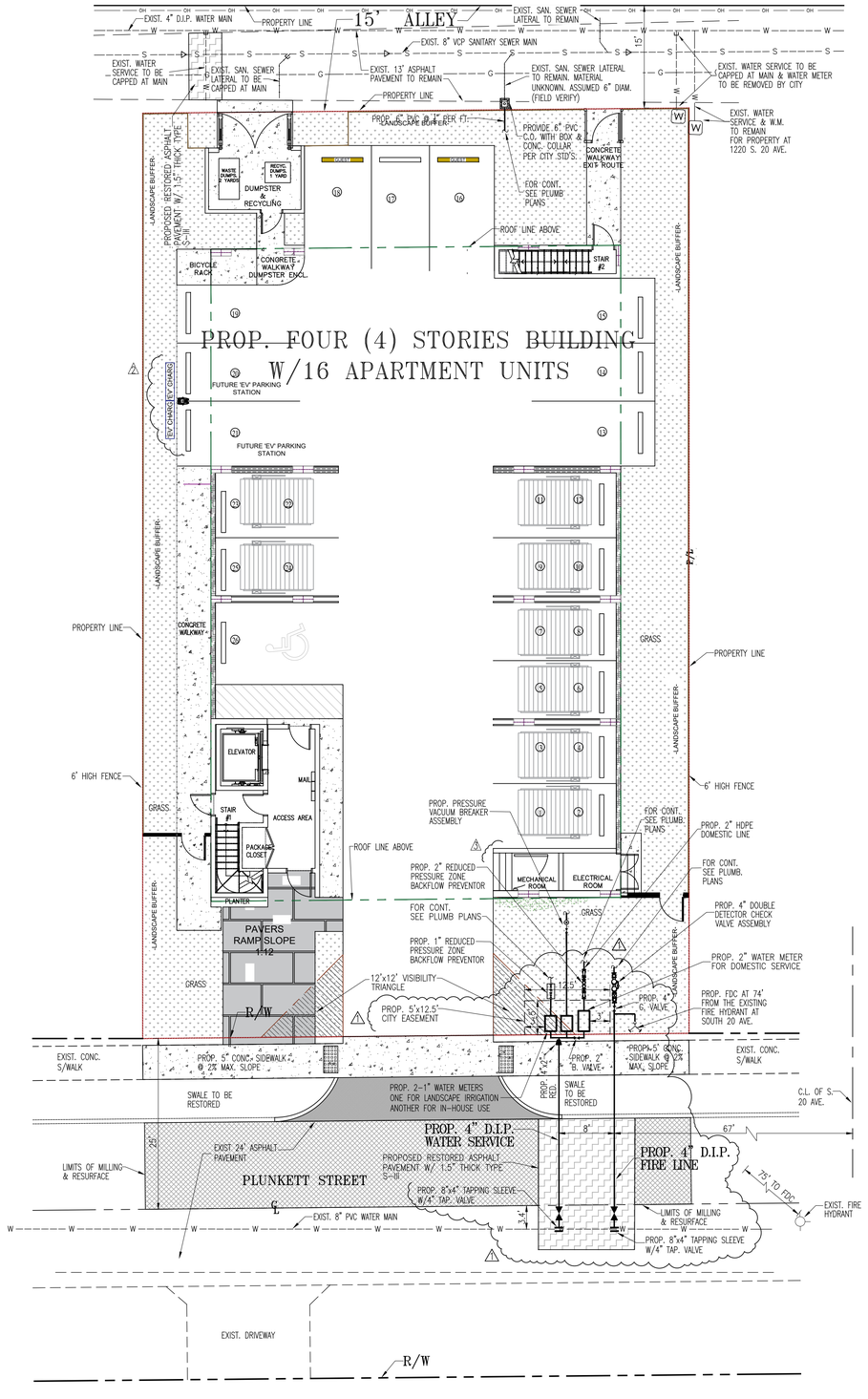
AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 SW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 445-5513
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT ST.
HOLLYWOOD, FL 33020

DRAWING NAME : COVER SHEET
PROJECT : PLUNKETT APARTMENTS
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED/AS NOTED
SHEET : 1
CS-WS
OF 3 SHEETS
DATE : 08-22-2024
PROJ. :

SCALE 1"=10'



LEGEND:

+10.5	EXISTING ELEVATION
W—W	EXISTING WATER LINE
S—S	EXISTING SANITARY SEWER LINE
G—G	EXISTING GAS LINE
E—E	EXISTING ELECTRICAL LINE
	EDGE OF PAVEMENT LINE
R/W	RIGHT OF WAY LINE
℄	CENTER LINE OF PAVEMENT
OH—OH—OH	EXISTING OVERHEAD LINE
	EXISTING POWER POLE
	PROPOSED RESTORED ASPHALT PAVEMENT

WATER & SEWER DEMAND CALCULATIONS

16 APARTMENTS x 250 GPD=4,000 G.P.D.

PEAK FACTOR PER 10 STATES STANDARDS IS 4.33

PEAK WATER & SEWER FLOW=4.33x 4,000 G.P.D.=17,320 G.P.D.

SANIYTARY SEWER CALCULATIONS TO CHECK EXISTING SEWER LATERAL CAPACITY

THE FOLLOWING ARE THE FIXTURES TO BE USED PER ARCHITECT SITE PLAN, 16 APARTMENT UNITS AS FOLLOWS; 8 OF 1/1 AND 8 OF 2/2

DESCRIPTION	QUANTITY		FIXTURE UNITS	TOTAL FIXTURE UNITS
LAVATORY	24		1	24
TOILET	24		3	72
URINAL	0		4	0
KITCHEN SINK	16		2	32
DISHWASHER	16		2	32
SHOWER	24		2	48
TOTAL				208

EXISTING IS A 6" (ASSUMED) SANITARY SEWER LATERAL AT 1/8" PER FT. TO DISCHARGE TO EXISTING PUBLIC SANITARY SEWER AT ALLEY

PER 2020 FLORIDA BUILDING CODE, PLUMBING PART, CHAPTER 7, TABLE 710.1(1) OF SECTION 710, ONE 6" SANITARY SEWER LATERAL AT 1/8" PER FT. HAS CAPACITY FOR 700 FIXTURE UNITS.

THEREFORE, 208 <700 ..... **THEN OK**

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! 1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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Date: 2025.04.06 10:37:37 -04'00'

MARVIN J. ABARCA
P.E. No. 49529

4-6-2025

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REVISIONS

1 CITY COMMENTS 10-14-24
2 CITY COMMENTS 1-7-25
3 CITY COMMENTS 4-3-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. 33-7884
1515 S.W. 4th Ave. 5th fl. MIAMI LAKES FL 33014
PHONE: (786) 455-3113
marvin@abengineers.net

DRAWING NAME : WATER & SEWER PLAN
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2011 PLUNKETT ST. HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 2
WS-1
OF 3 SHEETS
DATE : 08-14-2024

WATER SYSTEM NOTES:

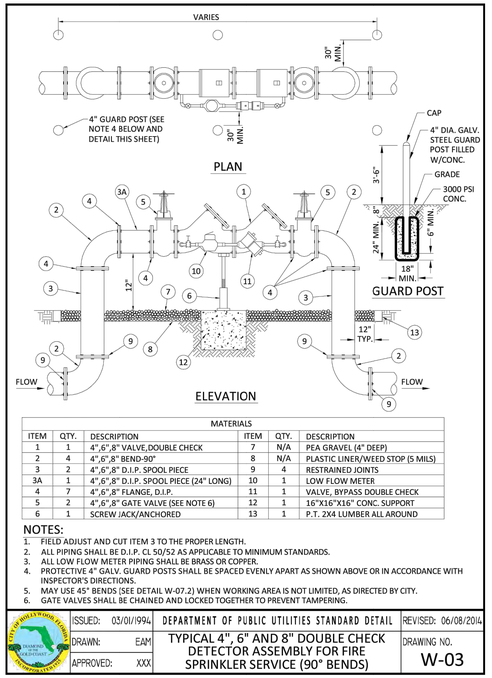
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO. W-01
APPROVED: XXX			

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO. W-02
APPROVED: XXX			

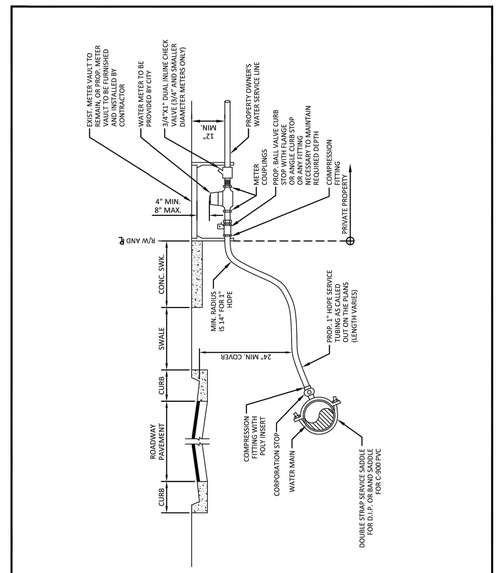


ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

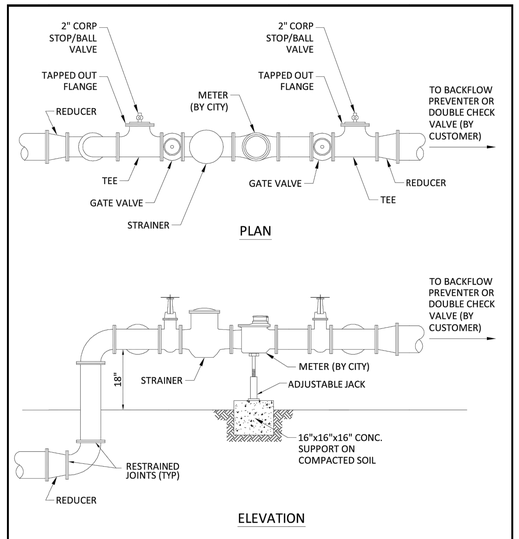
MATERIALS

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)		DRAWING NO. W-03
APPROVED: XXX			

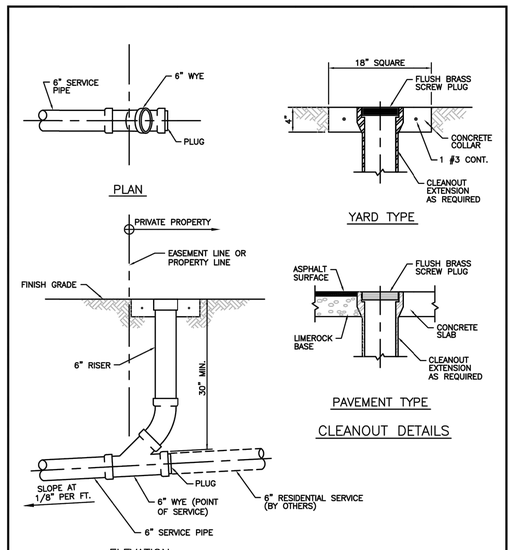


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: II/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS		DRAWING NO. W-09
APPROVED: XXX			



NOTES:
1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER		DRAWING NO. W-11
APPROVED: XXX			



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: II/06/2017
DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS		DRAWING NO. W-08
APPROVED: XXX			

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REVISIONS

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ENGINEERING PLANNING INSPECTIONS
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15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 425-2515
Project@abengineers.net

DRAWING NAME : WATER & SEWER DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2011 PLUNKETT ST. HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : DISAICA LLC
SCALE : INDICATED
SHEET : 3
WS-2
OF 3 SHEETS
DATE : 08-22-2024
PROJ. :

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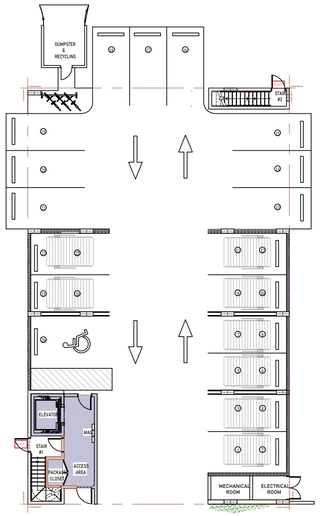
Date: 2025.04.06 10:38:09 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

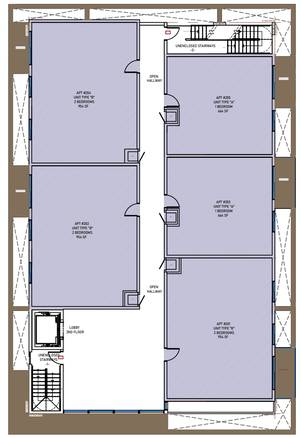


GROUND FLOOR AREA RATIO (FAR) CALCULATION:

Lobby + Elevator	271 sft
Unenclosed Stairways #1	108 sft
Unenclosed Stairways #2	90 sft

Total F.A.R @ 3rd Floor= 271 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.



SECOND & THIRD FLOOR PLAN

SECOND FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #201	954 sft	Balcony	62.50 sft
Apt. #202	954 sft	Balcony	62.50 sft
Apt #203	664 sft	Balcony	62.50 sft
Apt #204	954 sft	Balcony	62.50 sft
Apt #205	664 sft	Balcony	62.50 sft
Open Hallway	660 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 2nd Floor= 4,190 sft

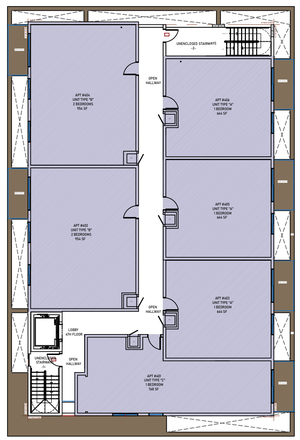
Note: Unenclosed stairways, and Open hallways are not counted as part of the FAR calculation.

THIRD FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #301	954 sft	Balcony	62.50 sft
Apt. #302	954 sft	Balcony	62.50 sft
Apt #303	664 sft	Balcony	62.50 sft
Apt #304	954 sft	Balcony	62.50 sft
Apt #305	664 sft	Balcony	62.50 sft
Open Hallway	660 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor= 4,190 sft

Note: Unenclosed stairways, and Open hallways are not counted as part of the FAR calculation.



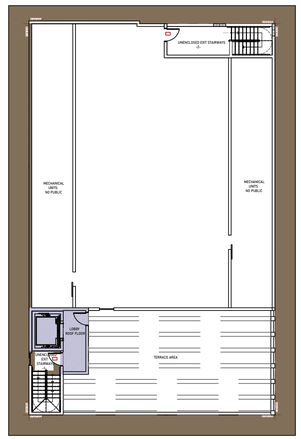
FOURTH FLOOR PLAN

FOURTH FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #401	768 sft	Balcony	62.50 sft
Apt. #402	954 sft	Balcony	62.50 sft
Apt #403	664 sft	Balcony	62.50 sft
Apt #404	954 sft	Balcony	62.50 sft
Apt #405	664 sft	Balcony	62.50 sft
Apt #406	664 sft	Balcony	62.50 sft
Open Hallway	643 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor= 4,668 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.



ROOF FLOOR PLAN

ROOF FLOOR AREA RATIO (FAR) CALCULATION:

Lobby + Elevator	192 sft
Unenclosed Stairways #1	125 sft
Unenclosed Stairways #2	216 sft

Total F.A.R @ 3rd Floor= 192 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

TOTAL FLOOR AREA RATIO (FAR) CALCULATION:

GROUND FLOOR	271 SFT
SECOND FLOOR	4,190 SFT
THIRD FLOOR	4,190 SFT
FOURTH FLOOR	4,668 SFT
ROOF FLOOR	192 SFT

TOTAL F.A.R= 13,511 SFT

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

Jose A Mendez P.E 53288

JOSE A. MENDEZ LICENSE No .53288 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:24 -04'00'

SITE DATA

NTS.

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Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34
Drawing	A-101

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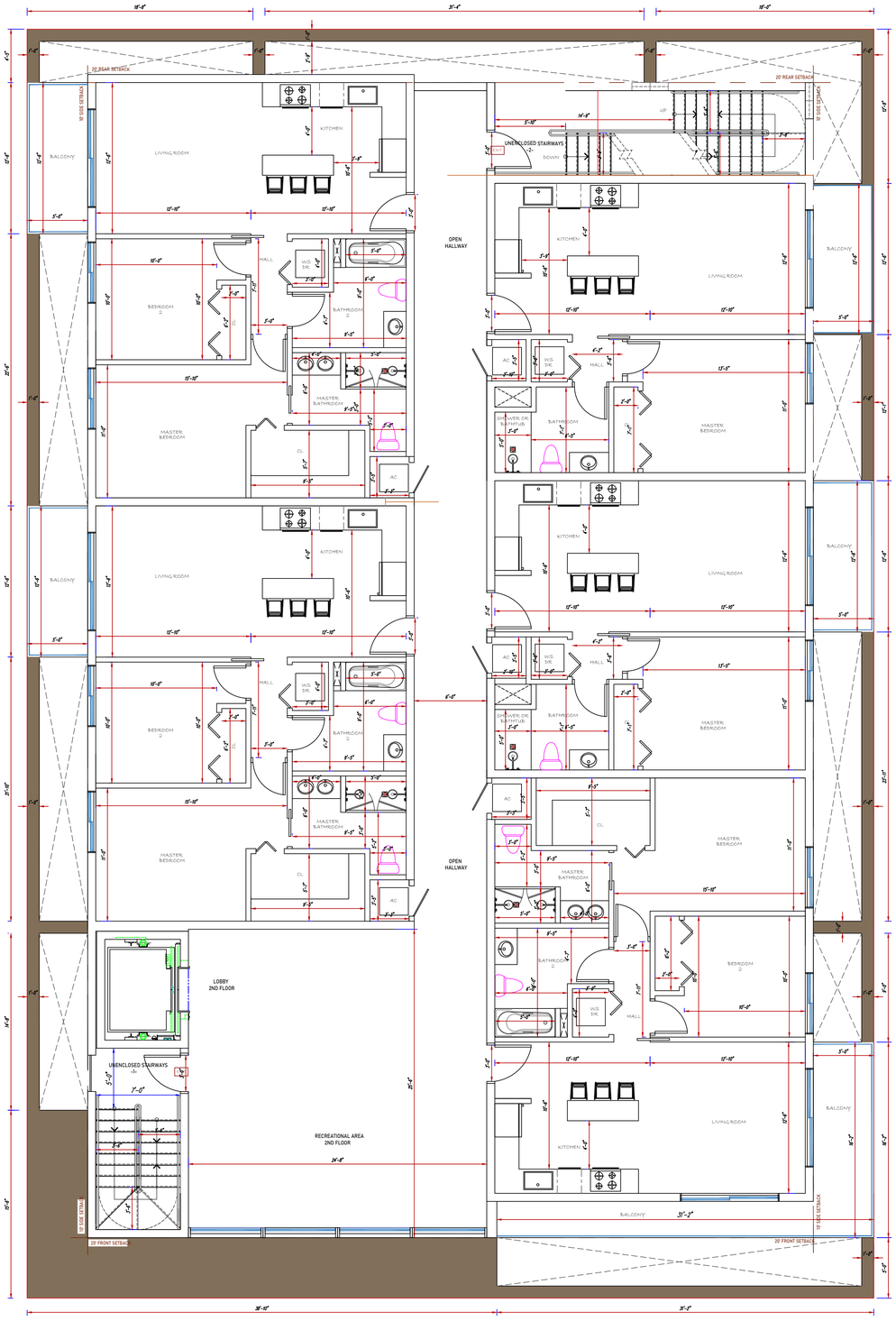

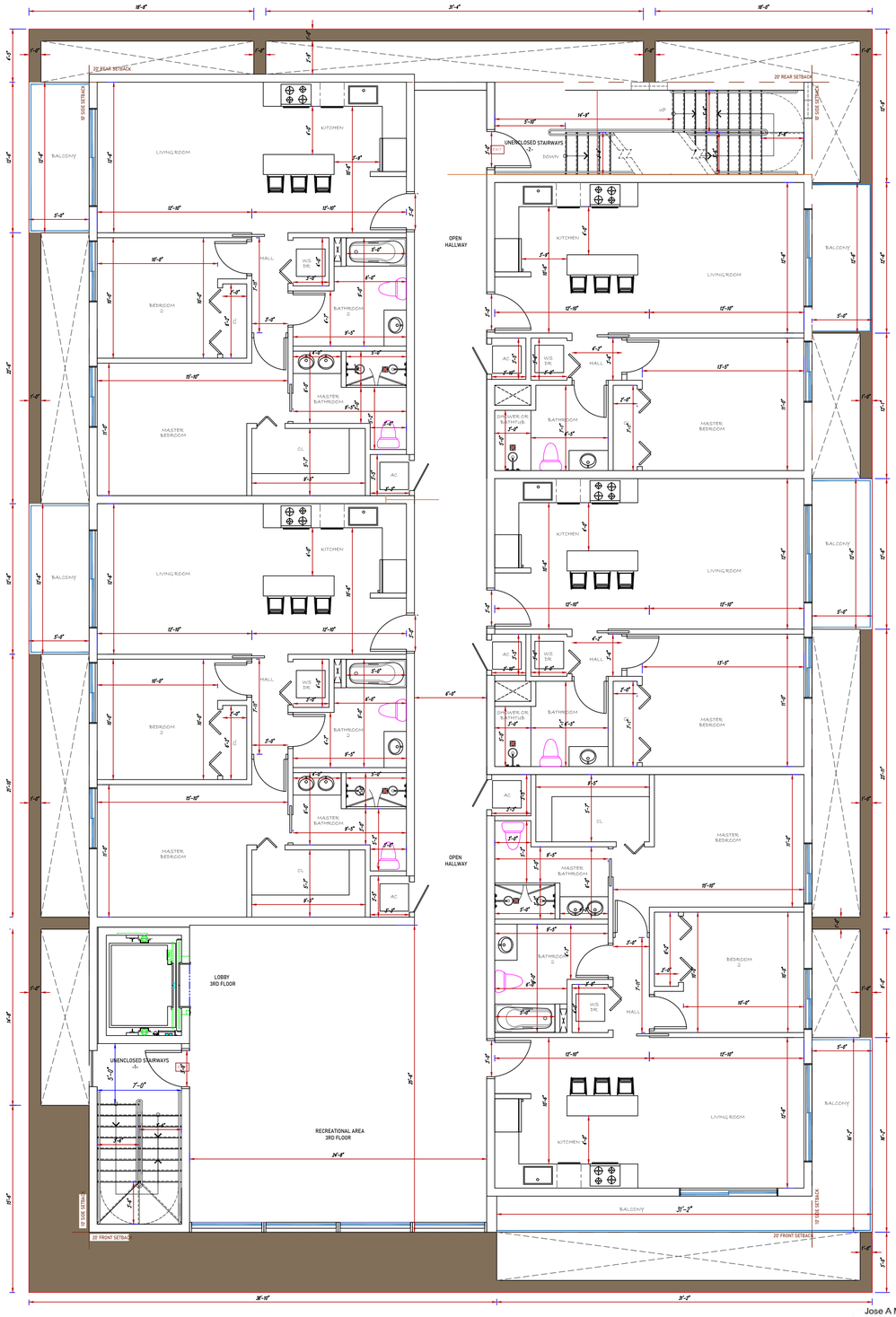

N

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SECOND & THIRD FLOOR PLAN

3/16"=1'-0"

N

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Date: 2025.01.06 13:22:12 -05'00'

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Scale	AS NOTED
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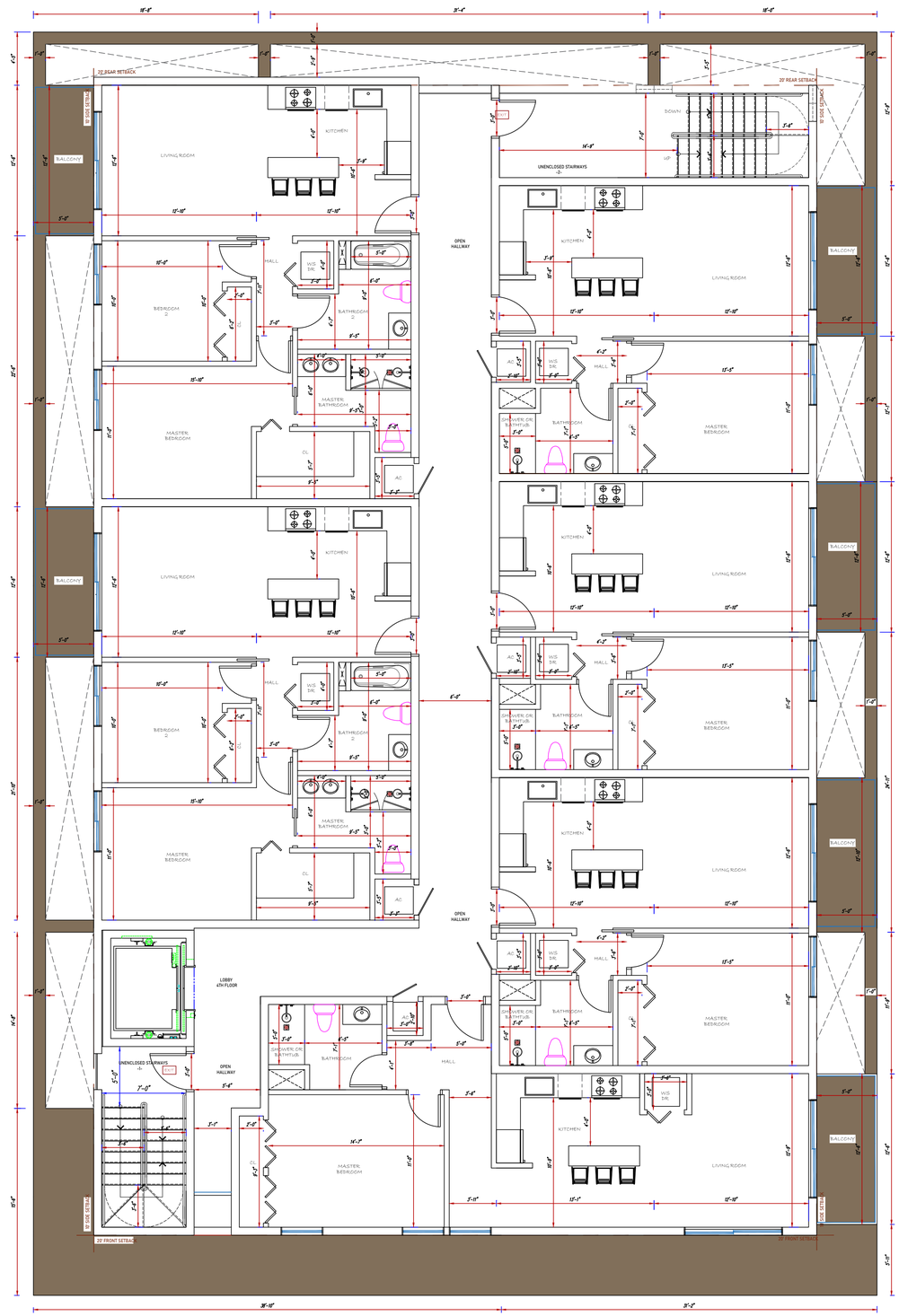
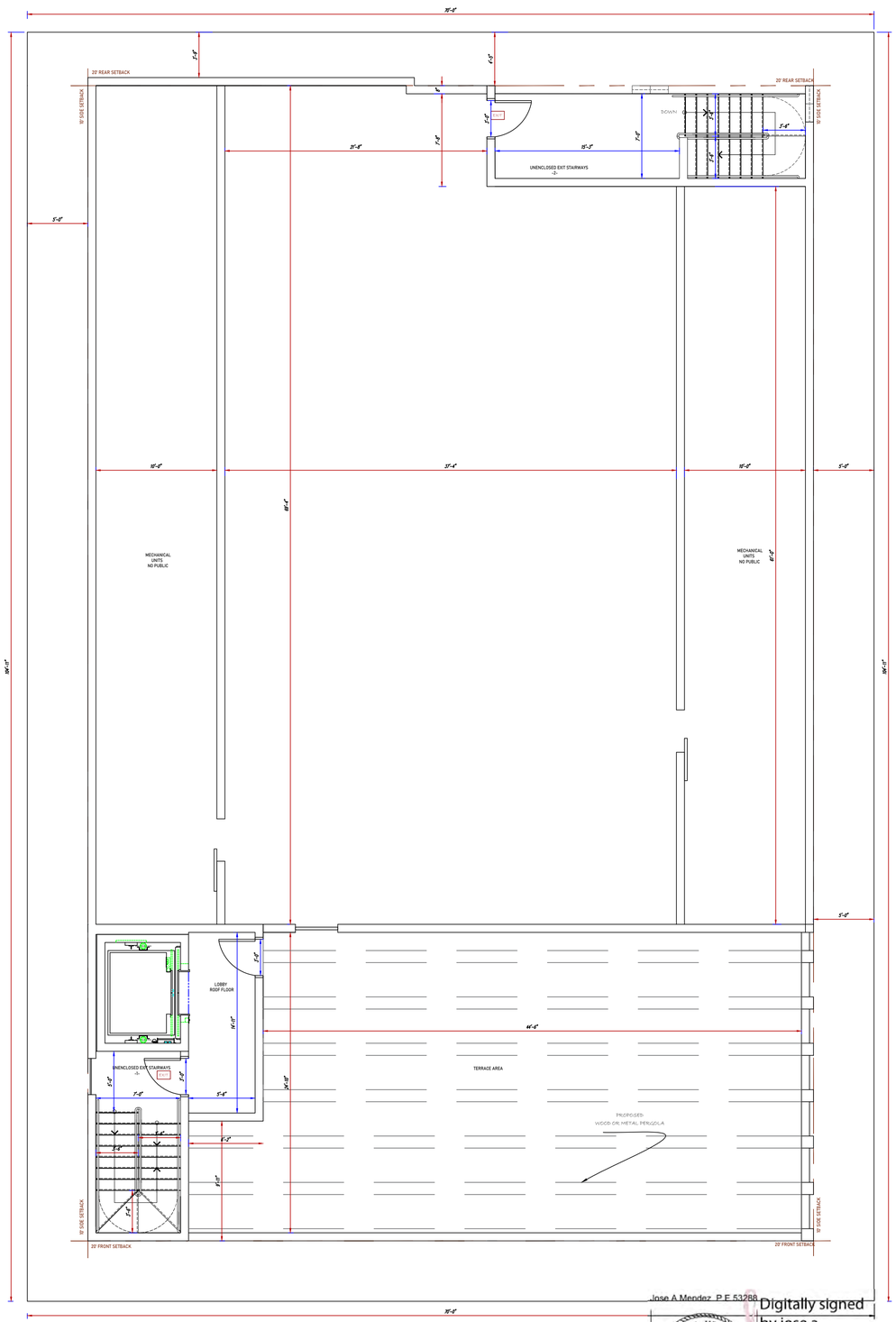
Proj.	2019-34

Drawing

A-102



FOURTH FLOOR PLAN
SCALE: 3/16"= 1'-0"



ROOF FLOOR PLAN
SCALE: 3/16"= 1'-0"

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FOURTH & ROOF FLOOR PLAN
3/16"=1'-0"

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Proj.	2019-34

Drawing
A-103

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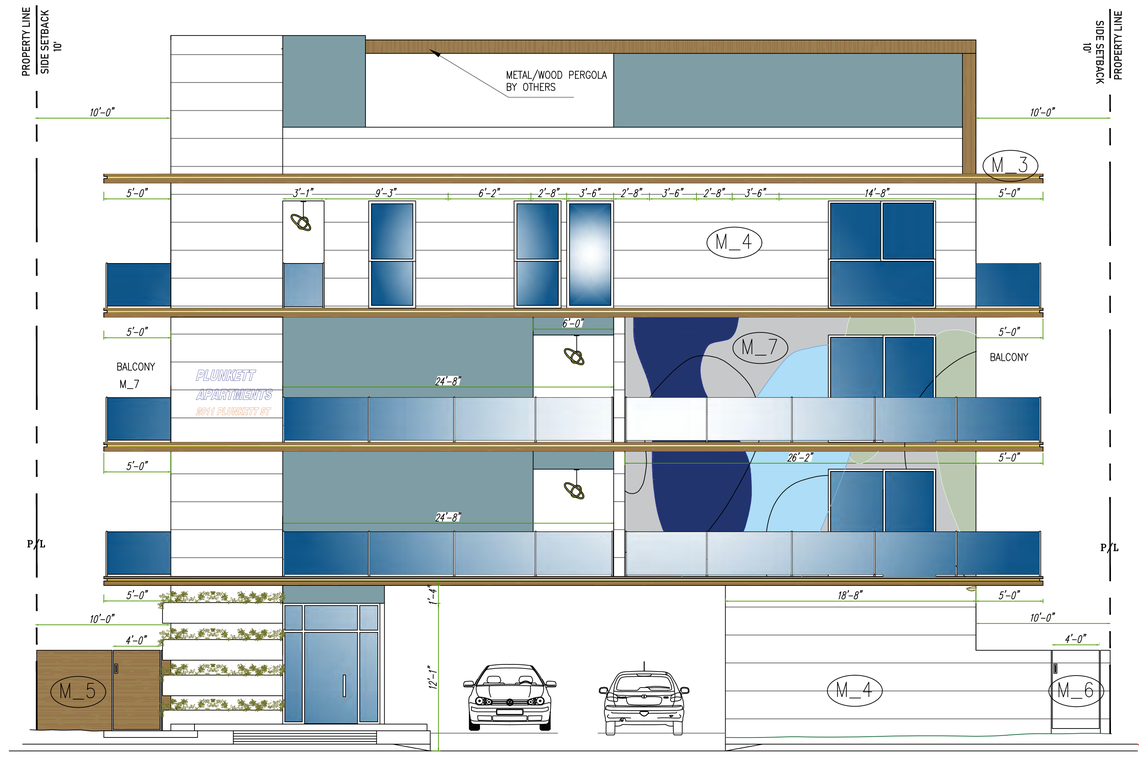
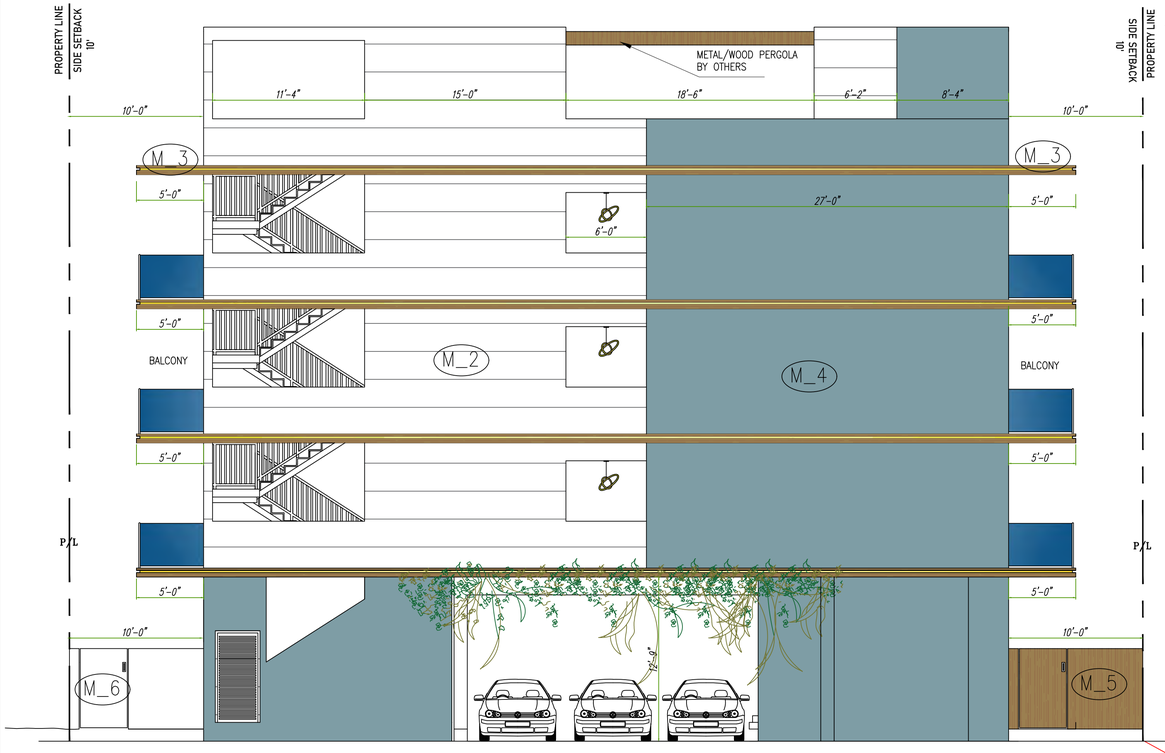


FRONT ELEVATION
SCALE: 1/8"= 1'-0"



REAR ELEVATION
SCALE: 1/8"= 1'-0"

T.O.TB.STAIRWELL ROOF ELEV.+ 52'-0"
(60.00' N.A.V.D.)

T. PARAPET ROOF ELEV.+ 45'-6"
(53.70' N.A.V.D.)

T.O.TB. ELEV-ROOF FLOOR+ 42'-0"
(50.00' N.A.V.D.)

F.F.E. ELEV. 4TH FLOOR+ 32'-0"
(40.00' N.A.V.D.)

F.F.E. ELEV. 3RD FLOOR+ 22'-0"
(30.00' N.A.V.D.)

F.F.E. ELEV. 2ND FLOOR+ 12'-0"
(20.00' N.A.V.D.)

F.F.E. ELEV. 1ST FLOOR+ 0'-0"
(8.00' N.A.V.D.)

SIDEWALK FLOOR. ELEV.- 1'-6"
(6.50' N.A.V.D.)

T.O.TB.STAIRWELL ROOF ELEV.+ 52'-0"
(60.00' N.A.V.D.)

T. PARAPET ROOF ELEV.+ 45'-6"
(53.70' N.A.V.D.)

T.O.TB. ELEV-ROOF FLOOR+ 42'-0"
(50.00' N.A.V.D.)

F.F.E. ELEV. 4TH FLOOR+ 32'-0"
(40.00' N.A.V.D.)

F.F.E. ELEV. 3RD FLOOR+ 22'-0"
(30.00' N.A.V.D.)

F.F.E. ELEV. 2ND FLOOR+ 12'-0"
(20.00' N.A.V.D.)

F.F.E. ELEV. 1ST FLOOR+ 0'-0"
(8.00' N.A.V.D.)

SIDEWALK FLOOR. ELEV.- 1'-6"
(6.50' N.A.V.D.)

MATERIAL LEGEND

M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH 4" 4" 3" LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3' WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ALUMINUM PRIVACY SCREEN COLOR: WHITE

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.17 17:18:59 -04'00'

FRONT & REAR ELEVATIONS PLAN

1/4"=1'-0"

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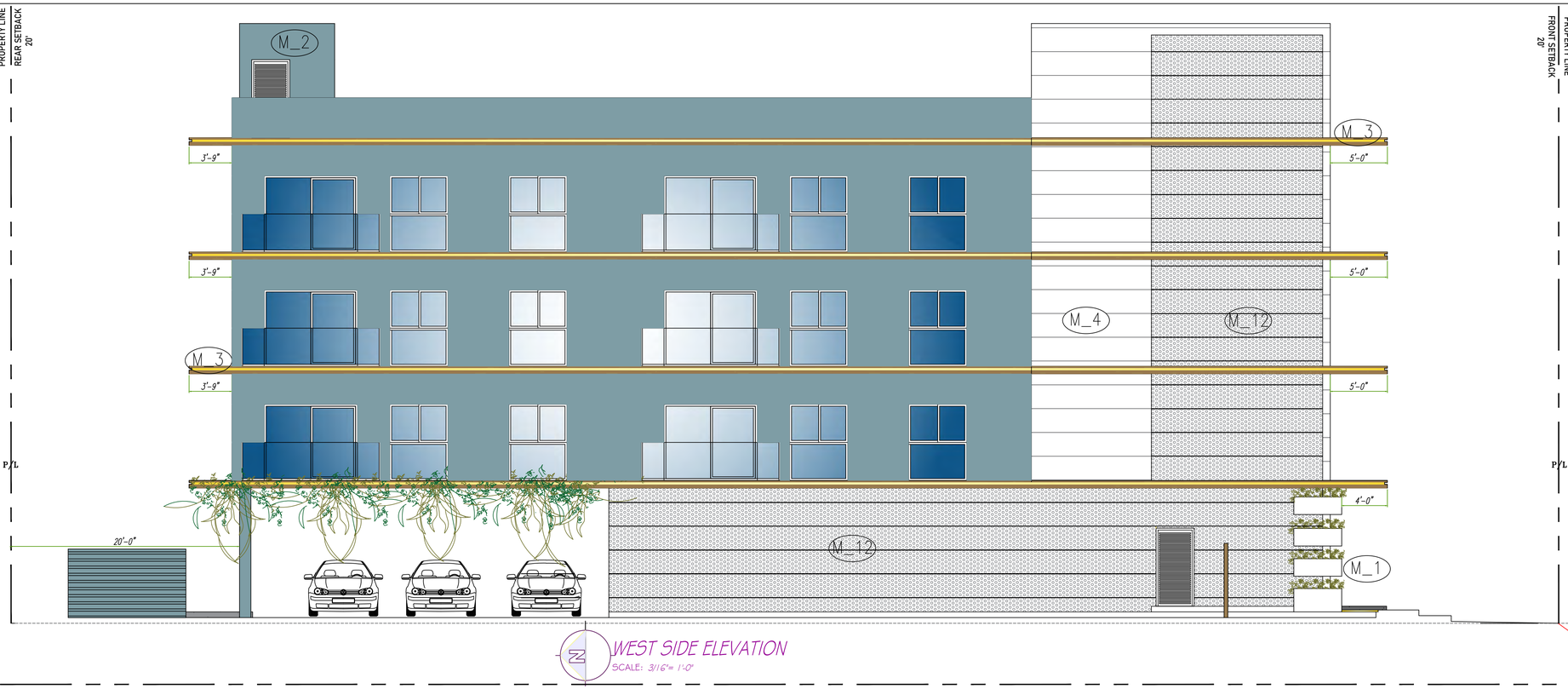
Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
A-104



WEST SIDE ELEVATION
SCALE: 3/16"= 1'-0"



EAST SIDE ELEVATION
SCALE: 3/16"= 1'-0"

EAST & WEST ELEVATION PLAN
3/16"=1'-0"

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Date: 2025.01.06 13:21:11 -05'00'

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Drawn	
Proj.	2019-34

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A-105

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MATERIAL DIGITAL SAMPLES

MATERIAL LEGEND

M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3" WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ARTIFICIAL GRASS COLOR: GREEN
M_12	ALUMINUM PRIVACY SCREEN COLOR: BRONZE

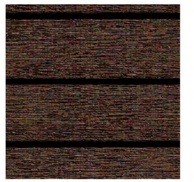
M_1

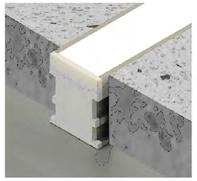


M_2



M_3









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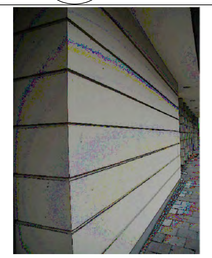
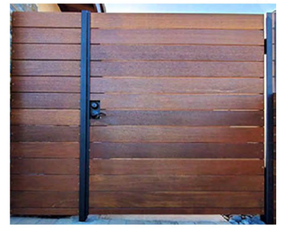


M_5



M_6



M_7



M_8



M_9



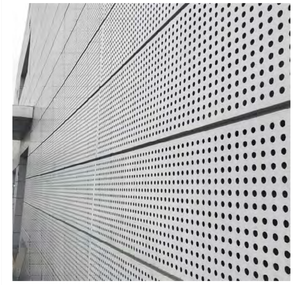
M_10



M_11



M_12



STREET PROFILE ELEVATION & MATERIAL LIST

1/8"=1'-0"

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:07 -04'00'

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Drawn	E.V.
Proj.	2019-34

Drawing

A-106

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RENDER 2

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Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
A-108

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RENDER 1

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Date	SEPT. 2019
Scale	AS NOTED
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Proj.	2019-34

Drawing

A-107

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COLOR PHOTOGRAPHS



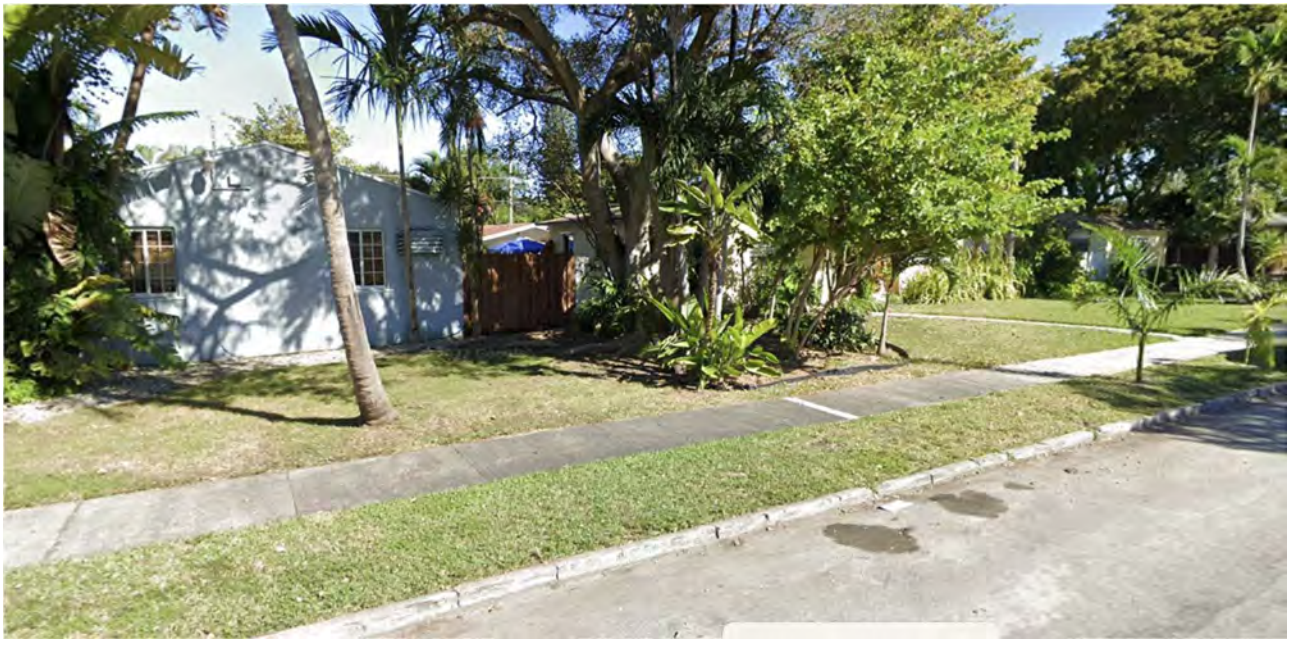
AERIAL VIEW



FRONT VIEW



EAST VIEW



WEST VIEW

July 15th, 2025

CITY OF HOLLYWOOD
FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES

To Whom It May Concern,

The following is our analysis of criteria and findings for review for the above-referenced Residential building, as required by the City of Hollywood Zoning and Land Development Regulations.

All plans and architectural drawings have been reviewed based on their compatibility with the City's Design Guidelines, with careful consideration given to the following key elements:

DESIGN CRITERIA

1. **Architectural and Design components.** Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

Plunkett Apartments is a proposed new multifamily development distinguished by an organic, fresh and contemporary façade. The architectural design features distinctive striped stucco bands wrapping around the building's main frontage, creating a dynamic visual rhythm. These clean lines are paired with sleek glass railings on the balconies, reinforcing a contemporary aesthetic.
A standout feature of the façade is a painted mural that adds warmth and artistic expression to the building's front elevation. This mural softens the overall composition and offers a visual anchor at street level, providing contrast to the crisp lines of the upper floors and enhancing the pedestrian experience. The primary exterior material is traditional stucco, applied in horizontal stripes every three feet. This detail not only reflects the architectural heritage of the surrounding area but also introduces subtle texture and visual interest. Contemporary touches, such as integrated planters at the building entrance, glass accents, and minimalist balcony railings, contribute to a cohesive and inviting façade.
At the ground level, both vehicular and pedestrian entrances are carefully integrated within the landscape design. The pedestrian entry is further highlighted by interlocking concrete slabs with artificial grass inlays, creating a warm, tactile, and welcoming entry experience for residents and visitors alike.

2. **Compatibility.** The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

The proposed building conforms to the standards and intent of the PS-1 (Parkside Low Intensity Multi-Family) zoning district, part of the broader Parkside Districts. This zone is specifically tailored for low-intensity multi-family residential development and is designed to preserve neighborhood character while ensuring compatibility with existing homes.
Under PS-1, new structures are required to establish a well-defined base that interacts sensitively with pedestrians. The Plunkett Apartments ground-floor treatment—with its combination of landscape accents, bright stucco stripes, and pedestrian-friendly detailing—responds directly to this requirement by framing both vehicular and walking access in a visually engaging manner.
Furthermore, by blending traditional stucco finishes with the painted mural accent, integrated planters, and cohesive exterior materials, the design achieves a harmonious connection with its surroundings. This approach ensures that the building does not overshadow, but rather complements, adjacent residential uses—precisely the outcome PS-1 seeks to promote.

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

Plunkett Apartments is a thoughtfully designed multifamily development that aligns with the scale and intent of the Parkside Low Intensity Multi-Family District (PS-1). With a proposed height of 42 feet, the building respects the district's approved height restrictions while maximizing architectural expression within a four-story, medium-rise form.
The building massing reflects a carefully balanced composition of vertical and horizontal elements. A dynamic interplay between white and soft blue tones evokes the openness of the sky, while integrated planters and greenery soften the structure's edges and foster a seamless relationship with the surrounding natural context. The wrap-around balconies and their glass railings add depth and rhythm, enhancing the visual interest of the façade.
A transparent glass entry anchors the front elevation, creating a focal point and welcoming arrival. The ground floor features a planter, which, combined with landscaping and pedestrian-friendly design, offers warmth and a human scale at the street level.
Architecturally, stucco serves as the primary exterior material, reflecting local traditions while allowing for a clean, contemporary look. Complemented by glass, and extensive greenery, the material palette supports a design that is both modern and inviting.
Plunkett Apartments is a model of contextual modernism—respecting neighborhood scale, enhancing the pedestrian experience, and delivering a design that integrates seamlessly with its environment while offering a fresh, elevated living experience.

4. **Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The landscape design at Plunkett Apartments reflects a strong commitment to sustainability and environmental stewardship. The planting scheme features native species carefully selected for their compatibility with the local climate and ecosystem, promoting long-term resilience and reducing environmental impact. A curated blend of distinct tree species and a diverse selection of shrubs introduces dynamic variations in color, texture, and seasonal interest. These plantings are thoughtfully positioned at the front and along the sides of the building, enhancing curb appeal, softening architectural lines, and creating a welcoming pedestrian environment. Central to the design is the preservation of a mature Live Oak tree, which has been seamlessly integrated into the site plan. This decision underscores the project's respect for the natural landscape and its goal of maintaining a sense of continuity with the site's original character.

Respectfully Submitted,

The Design Team at D'Lola Design & Construction
Silvia Llorca, Designer

Jose A. Mendez
P.E: 53288
386-366-3254

MATERIAL DIGITAL SAMPLES

MATERIAL LEGEND

M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3' WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ARTIFICIAL GRASS COLOR: GREEN
M_12	ALUMINUM PRIVACY SCREEN COLOR: BRONZE

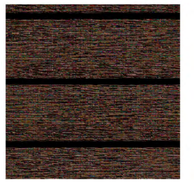
M_1

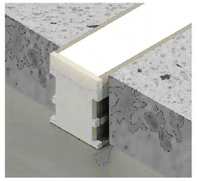


M_2

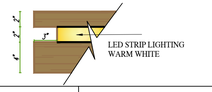


M_3

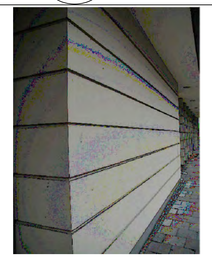




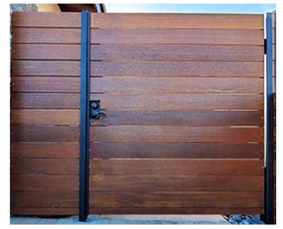




M_4



M_5



M_6



M_7



M_8



M_9



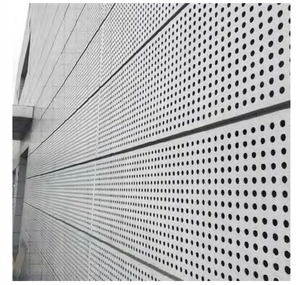
M_10



M_11



M_12



STREET PROFILE ELEVATION & MATERIAL LIST

1/8"=1'-0"

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:07 -04'00'

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254

MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez.
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH:(305)854-9824
FAX(305)856-1797
jose0118@aol.com

Date	JAN.22
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
A-106

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ATTACHMENT B

Land Use and Zoning Map

ATTACHMENT C

Public Participation

D' LOLA
Design&Construction

PUBLIC PARTICIPATION MEETING

GENERAL SUMMARY OF THE DISCUSSIONS

Date: September 16th, 2024
Time: 1:30 PM - 2:30 PM

Participants:
- Silvia Llorca (Engineer & Designer)
- Jose A Mendez (P.E Engineer)
- Isaac Bachar (Developer)
- Ken Crawford (Neighbor & President Parkside Civic Association)
- Achim Crawford (Neighbor & Rep. Parkside Civic Association)
- Christine Corbo (Neighbor & Rep. Parkside Civic Association)

Agenda:

1. **Project Presentation**
   - Silvia Llorca presented the proposed project, providing an overview of key elements including the intended residential use, building design, number of units, parking provisions, and the building height.
2. **Discussion Points**
   - **Drainage System:**
     Ken Crawford inquired about the project's drainage system. It was clarified that a **comprehensive Civil Design** has been developed by the project's civil engineer to address all drainage requirements.
   - **Landscaping:**
   - Participants asked if any tree planted could be a little more mature than the City requirements were requiring.
3. **Plan Request:**
   Attendees requested access to the full architectural plans for detailed review. It was confirmed that the plans had been **sent via email on September 18**, as previously requested during a phone call.
4. **Design Feedback:**
   Overall, attendees expressed support for the project's scale and design, noting that Plunkett Apartments would be a welcome and compatible addition to the neighborhood.
5. **Closing Remarks**
   The meeting concluded successfully.

Re: Letter 2011 Plunkett.

2 messages

isaac bachar <isaac.bachar@outlook.com> 21 October 2024 at 17:01
To: Parkside Civic Association <parksideken@aol.com>, Silvia Llorca <silviallorcag@gmail.com>

Thank you for your support.

Sincerely,

Isaac Bachar
1-954-673-6951
Www.isaacbachar.com

From: Parkside Civic Association <parksideken@aol.com>
Sent: Monday, October 21, 2024 5:00:08 PM
To: isaac.bachar@outlook.com <isaac.bachar@outlook.com>
Subject: Letter

Dear Mr. Bachar,

Parkside Civic Association thanks you for meeting with us pertaining to your project located at 2011 Plunkett Street.

We do like your project and believe it would be a nice fit for our neighborhood with scale and design. We want to reiterate that you please stick to the design of the project present to us.

We also ask that your landscape plan is kept to meet city requirements and we ask that any tree planted maybe be a little more mature that what is required--it would help the look of the new building and the neighborhood. Just a suggestion.

If you need anything else please feel free to reach out to me

Sincerely

Ken Crawford
President, Parkside Civic Association



Ken Crawford
President, Parkside Civic Association
Parkside HOLLYWOOD
www.parksidehwd.com
Follow Us On Social Media

Parkside Civic Association <parksideken@aol.com> 23 October 2024 at 06:27
To: isaac bachar <isaac.bachar@outlook.com>, Silvia Llorca <silviallorcag@gmail.com>

Make it look good !!!!! Nice landscaping

Sent from the all new AOL app for iOS
[Quoted text hidden]

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

September 6, 2024

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:
SUBJECT: 2011 Plunkett Street, Hollywood, FL 33020
FOLIO NO.: 5142 22 10 0100

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 9/5/2024.

I affirm the notices were mailed and the site posted on 9/6/2024.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of property owners without repetition: **113, including 2 international**
(This includes the Division of Planning)

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

BUILDING WITH PRIDE INC
PO BOX 89070 STN SAINT EMILE
QUEBEC QC, CA G3E 1S9
CANADA

TYPADIS, IRENE
4484 SAW MILL DR
NIAGARA FALLS ON, CA L2G 0G1
CANADA

1926 RODMAN LLC
6008 ROYAL POINCIANA LN
TAMARAC, FL 33319

1948 WILEY LLC
513 LAYNE BLVD
HALLANDALE BEACH, FL 33009

1949 WILE COYOTE LLC
22197 MARTELLA AVE
BOCA RATON, FL 33433

1960 RODMAN ST LLC
331 RUTLEDGE ST #208
BROOKLYN, NY 11211

2020 PLUNKETT DEVELOPMENT LLC
3800 HILLCREST DR #608
HOLLYWOOD, FL 33021

ABRIATA, CLAUDIA
ABRIATA, FERNANDA & APARICIO, C
1928 S OCEAN DR #405
HALLANDALE BEACH, FL 33009

ALBEAZUL LLC
6692 NW 107 CT
DORAL, FL 33178

ANNETTE HOFFMAN REV TR
HOFFMAN, ANNETTE TRS
1919 NE 45 ST #122
FORT LAUDERDALE, FL 33009

ARROYO, RONNEY
1925 WILEY ST
HOLLYWOOD, FL 33020

ATHOS ENTERPRISES LLC
C/O GEM
8551 W SUNRISE BLVD STE 200
PLANTATION, FL 33322

AVRAHAM, REUVEN & ORLY
1325 S 20 AVE
HOLLYWOOD, FL 33020

BADINE, KIRK
597 BRISTOL ST
BROOKLYN, NY 11212

BALBAS YDROGO, YUMIRVA JOSEFINA
2002 WILEY ST #1-2
HOLLYWOOD, FL 33020

BISCHOFF, GRACE
BISCHOFF, FLORENCE
2014 RODMAN ST
HOLLYWOOD, FL 33020

BITHELL, KATHY
ARLOTTA, JAMES ETAL
PO BOX 223911
HOLLYWOOD, FL 33022

BLANCO, MICHAEL EDWARD
DEMASTRIE, MELANIE ROSE
1935 RODMAN ST
HOLLYWOOD, FL 33020

BUSGITH, ERROL J & VIDAWANTIE
2021 RODMAN ST
HOLLYWOOD, FL 33020

CALNEGRU, ROBERT N
1919 PLUNKETT ST #9
HOLLYWOOD, FL 33020

CAMPAGNA, CRYSTAL MARIE
1917 WILEY ST
HOLLYWOOD, FL 33020

CAMPBELL, RENEE
2018 WILEY ST
HOLLYWOOD, FL 33020

CARRALERO, BARBARA
JINETE, YOUSEFF L
8940 SW 50 TER
MIAMI, FL 33165

CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV
2600 HOLLYWOOD BLVD #206
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
PLANNING & URBAN DESIGN
2600 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

CLARKE, JACQUES G
CRIMM, LISA A
1406 S 20 AVE
HOLLYWOOD, FL 33020

DADE 3 INVESTMENT LLC
350 SW 56 AVE
MIAMI, FL 33134

DAVRON ASSOCIATES
103 FLOWER RD
VALLEY STEAM, NY 11351

DEBONAIR REAL ESTATE
INVESTMENTS LLC
2161 NE 190 TER
MIAMI, FL 33179

DOING RE LLC
7550 NW 112 PATH
DORAL, FL 33178

DOLLMAYER, MERCEDES MARIA
DOLLMAYER, RUDOLF BERTIL
1932 PLUNKETT ST
HOLLYWOOD, FL 33020

DREAM HOMES DEVELOPMENT
GROUP LLC
15240 SW 72 AVE
MIAMI, FL 33157

DUPREE, CLARE W & MARK
1928 PLUNKETT ST
HOLLYWOOD, FL 33020

EMICAC LLC
1852 MAYO ST
HOLLYWOOD, FL 33020

FERRARI, CAYBRE & FRANCIS
2030 RODMAN ST
HOLLYWOOD, FL 33020

FISCHER, SCOTT
1919 PLUNKETT ST #6
HOLLYWOOD, FL 33020

FLINT, BARBARA A
FLINT, ANN B
1947 PLUNKETT ST
HOLLYWOOD, FL 33020

FLORIDA EAST COAST RAILWAY LLC
ATTN: DANIELA BRANDENBURG
7150 PHILIPS HWY
JACKSONVILLE, FL 32256

GAVAZIUC-PREDESCU, ELENA
1115 S 20 AVE
HOLLYWOOD, FL 33020

GRAY, RYAN
505 NE 3 ST
DANIA BEACH, FL 33004

GROUCHY DOG HOLDINGS LLC
45 E SHERIDAN ST
DANIA BEACH, FL 33004

GUTIERREZ, OSWALDO W H/E
RECUERO, PILAR
2012 PLUNKETT ST
HOLLYWOOD, FL 33020

HALL, MARGARITA
1933 PLUNKETT ST
HOLLYWOOD, FL 33020

HOLCOMB, JAMES & DIANNA
1953 RODMAN ST
HOLLYWOOD, FL 33020

HR-PLUNKETT VILLAGE APTS LLC
824 88 ST
SURFSIDE, FL 33154

INGRID FAM REV LIV TR
SHARIFF, GANNIM JR TRSTEE
14364 S ROYAL COVE CIR
DAVIE, FL 33325

INVESTMENTS & TECHNOLOGICAL
DEVELOPMENT LLC
714 SE 3 CT
DANIA BEACH, FL 33004

IP FLORIDA REAL ESTATE LLC
PO BOX 1917
HALLANDALE BEACH, FL 33008

JAMROCK PROPERTIES & INTERIOR
DESIGN LLC
328 NE 2 CT
DANIA BEACH, FL 33004

JERI JACK LLC
6000 ISLAND BLVD UNIT 2504
AVENTURA, FL 33160

JOSHUA, AYAL & MONIQUE
3817 SW 49 CT
FORT LAUDERDALE, FL 33312

KATHLEEN NAPPI REV TR
NAPPI, KATHLEEN TRS
60-30 69 PL
MASPETH, NY 11378

KHAYMOVICH, HAIM
829 E 10 ST APT 6D
BROOKLYN, NY 11230

KOLOZSY, WILLIAM
2024 FUNSTON ST
HOLLYWOOD, FL 33020

KREUER, BERHARD & KLARA
1938 WILEY ST
HOLLYWOOD, FL 33020

KROBOTH, ANDRES
2026 WILEY ST
HOLLYWOOD, FL 33020

LEAL GONZALEZ, JESICA BEATRIZ
1927 PLUNKETT ST
HOLLYWOOD, FL 33020

LIMO-GREEN, EVE H/E
RONQUILLO, ANTONIO GARCIA
1918 PLUNKETT ST
HOLLYWOOD, FL 33020

LISA B HARRIS FAMILY
HOLDINGS LLC
2699 STIRLING RD STE C101
FORT LAUDERDALE, FL 33312

LOCAL RENTALS LLC
200 SE 4 ST #A
HALLANDALE BEACH, FL 33009

LUCAS, CHRISTOPHER
LUCAS, GEORGE
1204 S 20 AVE
HOLLYWOOD, FL 33020

MANSARAM, LILOUTI
% RODGER L SPINK
6701 NW 57 CT
TAMARAC, FL 33321

MANSARAM, LILOUTI &
MANSARAM, LALCHAN
6701 NW 57 CT
TAMARAC, FL 33321

MANSARAM, NANDRA
1608 SW 17 AVE
FORT LAUDERDALE, FL 33312

MARISHKIN, S GRIGIRYEVICH H/E
ANDRIEVSKI, LUBOV
1945 WILEY ST
HOLLYWOOD, FL 33021

MATHERS, ROBERT & ELIZABETH ANN
2019 RODMAN ST
HOLLYWOOD, FL 33020

MAVER, MARIO
1310 S 20 AVE
HOLLYWOOD, FL 33020

MC ALLIANCE LLC
1955 WILEY ST
HOLLYWOOD, FL 33020

MEC INVESTMENT INC
334 POINCIANA ISLAND DR
SUNNY ISLES BEACH, FL 33160

MONSTER RE LLC
1070 WATERSIDE LN
HOLLYWOOD, FL 33020

MONTELBANO, JOHN E
JOHN E MONTELBANO REV TR
1940 PLUNKETT ST
HOLLYWOOD, FL 33020

MORAN, CYNTHIA H/E
MORAN, JORGE
1300 S 20 AVE
HOLLYWOOD, FL 33020

MORAN, MICHAEL R
1201 S 21 AVE
HOLLYWOOD, FL 33020

NAVIA, RODRIGO
1950 PLUNKETT ST
HOLLYWOOD, FL 33020

NIDAN 18 LLC
3650 N 36 AVE UNIT #2
HOLLYWOOD, FL 33021

NOLAN, THOMAS A H/E
ABE, HARUMI
1943 WILEY ST
HOLLYWOOD, FL 33020

NORMENT, KIMBERLY H/E
SCHMITT, JESSICA & SCHMITT, ERIC
2022 WILEY ST
HOLLYWOOD, FL 33020

ORDONEZ VARGAS, AMPARO
1958 FUNSTON ST
HOLLYWOOD, FL 33020

ORSINI, LOUIS
1939 RODMAN ST
HOLLYWOOD, FL 33020

PASSANTE, JOSEPH
2000 N 47 AVE
HOLLYWOOD, FL 33021

PERCHY, KARIM
1959 PLUNKETT ST
HOLLYWOOD, FL 33020

PERSON, KIMBERLY NICOLE
1220 S 20 AVE #1-3
HOLLYWOOD, FL 33020

PF GROUP USA LLC
1205 S 21 AVE
HOLLYWOOD, FL 33020

PILLIOD, JAMES M & JANE I
2034 RODMAN ST
HOLLYWOOD, FL 33020

PIQUEIRA, DELAINE
NAPOLES, ARIEL
2022 RODMAN ST
HOLLYWOOD, FL 33020

PKOS 14 LLC
2240 BARTOW AVE
BRONX, NY 10475

PLUNKETT APT LLC
3330 NE 190 ST APT 1010
MIAMI, FL 33180

POSADA, PAUL
1916 RODMAN ST
HOLLYWOOD, FL 33020

RAMOS, CARLOS ARTURO H/E
RAMOS, MIGUEL ERNESTO
1920 PLUNKETT ST
HOLLYWOOD, FL 33020

RAMPAL, SAVITRI &
RAMPAL, MICHAEL
7840 SILVERADO CT
HOLLYWOOD, FL 33024

RANGEL, ED C H/E
CARDOSO, CREUZA M
1934 FUNSTON ST
HOLLYWOOD, FL 33020

RASCAL HOLLYWOOD LLC
%RASCAL MANAGEMENT LLC
14681 BISCAYNE BLVD #130
NORTH MIAMI BEACH, FL 33181

REAL ESTATE INVESTORS &
DEVELOPERS CORP
2025 NE 14 CT
FORT LAUDERDALE, FL 33304

REALE, LUIS EDUARDO
LANSPA, MICHELLE
2016 PLUNKETT ST
HOLLYWOOD, FL 33020

RELLEG HOLDINGS LLC
1221 S 21 AVE
HOLLYWOOD, FL 33020

RICHER, JULES
1934 WILEY ST
HOLLYWOOD, FL 33020

RODRIGUEZ, ADIEL & MAGALYS
2019 WILEY ST
HOLLYWOOD, FL 33020

RODRIGUEZ, DEISY
2026 RODMAN ST
HOLLYWOOD, FL 33020

ROSE, CLERANCE
125 SE 2 CT
DANIA BEACH, FL 33004

ROYAL ORLEANS LLC
112 RINGWOOD RD
BRYN MAWR, PA 19010

RY INVESTMENT OF SOUTH
FLORIDA LLC
3511 N 30 TER
HOLLYWOOD, FL 33021

SAB REALTY OF HOLLYWOOD LLC
6008 ROYAL POINCIANA LN
TAMARAC, FL 33319

SHALUMOV, PEYSAKH
1952 RODMAN ST #1-2
HOLLYWOOD, FL 33020

SHARIFF, FAIZUL ANDREW
7834 SILVERADO CT
HOLLYWOOD, FL 33024

SIMOIS, ROBERTO M
8417 BOWDEN WAY
WINDERMERE, FL 34786

SOLOGAISTOA, RUBEN A & N H/E
SOLOGAISTOA, DEREK A
2008 RODMAN ST
HOLLYWOOD, FL 33020

SUMITARO, INLYANA
1010 COUNTRY CLUB DR APT 208
MARGATE, FL 33063

THAI CENTER USA LLC
1720 HARRISON ST #18D
HOLLYWOOD, FL 33020

TRONER PLACE LLC
918 NE 6 ST
HALLANDALE BEACH, FL 33009

TRONER PLACE LLC
17500 N BAY RD #708
SUNNY ISLES BEACH, FL 33160

VILLAVICENCIO, OLGA NUR
2027 WILEY ST
HOLLYWOOD, FL 33020

VIVAR, OMAR
1939 PLUNKETT ST
HOLLYWOOD, FL 33020

WHOOP INVESTMENT LLC
PO BOX 155
DANIA BEACH, FL 33004

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
BUILDING WITH PRIDE INC		PO BOX 89070 STN SAINT EMILE	QUEBEC QC	CA	G3E 1S9	CANADA
TYPADIS, IRENE		4484 SAW MILL DR	NIAGARA FALLS ON	CA	L2G 0G1	CANADA
ORDONEZ VARGAS, AMPARO		1958 FUNSTON ST	HOLLYWOOD	FL	33020	USA
BALBAS YDROGO, YUMIRVA JOSEFINA		2002 WILEY ST #1-2	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
PKOS 14 LLC		2240 BARTOW AVE	BRONX	NY	10475	USA
1960 RODMAN ST LLC		331 RUTLEDGE ST #208	BROOKLYN	NY	11211	USA
BADINE, KIRK		597 BRISTOL ST	BROOKLYN	NY	11212	USA
KHAYMOVICH, HAIM		829 E 10 ST APT 6D	BROOKLYN	NY	11230	USA
DAVRON ASSOCIATES		103 FLOWER RD	VALLEY STEAM	NY	11351	USA
KATHLEEN NAPPI REV TR	NAPPI, KATHLEEN TRS	60-30 69 PL	MASPETH	NY	11378	USA
ROYAL ORLEANS LLC		112 RINGWOOD RD	BRYN MAWR	PA	19010	USA
FLORIDA EAST COAST RAILWAY LLC	ATTN: DANIELA BRANDENBURG	7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
ROSE, CLERANCE		125 SE 2 CT	DANIA BEACH	FL	33004	USA
JAMROCK PROPERTIES & INTERIOR	DESIGN LLC	328 NE 2 CT	DANIA BEACH	FL	33004	USA
GROUCHY DOG HOLDINGS LLC		45 E SHERIDAN ST	DANIA BEACH	FL	33004	USA
GRAY, RYAN		505 NE 3 ST	DANIA BEACH	FL	33004	USA
INVESTMENTS & TECHNOLOGICAL	DEVELOPMENT LLC	714 SE 3 CT	DANIA BEACH	FL	33004	USA
WHOOP INVESTMENT LLC		PO BOX 155	DANIA BEACH	FL	33004	USA
IP FLORIDA REAL ESTATE LLC		PO BOX 1917	HALLANDALE BEACH	FL	33008	USA
ANNETTE HOFFMAN REV TR	HOFFMAN, ANNETTE TRS	1919 NE 45 ST #122	FORT LAUDERDALE	FL	33009	USA
ABRIATA, CLAUDIA	ABRIATA, FERNANDA & APARICIO, C	1928 S OCEAN DR #405	HALLANDALE BEACH	FL	33009	USA
LOCAL RENTALS LLC		200 SE 4 ST #A	HALLANDALE BEACH	FL	33009	USA
1948 WILEY LLC		513 LAYNE BLVD	HALLANDALE BEACH	FL	33009	USA
TRONER PLACE LLC		918 NE 6 ST	HALLANDALE BEACH	FL	33009	USA
MONSTER RE LLC		1070 WATERSIDE LN	HOLLYWOOD	FL	33020	USA
GAVAZIUC-PREDESCU, ELENA		1115 S 20 AVE	HOLLYWOOD	FL	33020	USA
MORAN, MICHAEL R		1201 S 21 AVE	HOLLYWOOD	FL	33020	USA
LUCAS, CHRISTOPHER	LUCAS, GEORGE	1204 S 20 AVE	HOLLYWOOD	FL	33020	USA
PF GROUP USA LLC		1205 S 21 AVE	HOLLYWOOD	FL	33020	USA
PERSON, KIMBERLY NICOLE		1220 S 20 AVE #1-3	HOLLYWOOD	FL	33020	USA
RELLEG HOLDINGS LLC		1221 S 21 AVE	HOLLYWOOD	FL	33020	USA
MORAN, CYNTHIA H/E	MORAN, JORGE	1300 S 20 AVE	HOLLYWOOD	FL	33020	USA
MAVER, MARIO		1310 S 20 AVE	HOLLYWOOD	FL	33020	USA
AVRAHAM, REUVEN & ORLY		1325 S 20 AVE	HOLLYWOOD	FL	33020	USA
CLARKE, JACQUES G	CRIMM, LISA A	1406 S 20 AVE	HOLLYWOOD	FL	33020	USA
THAI CENTER USA LLC		1720 HARRISON ST #18D	HOLLYWOOD	FL	33020	USA
EMICAC LLC		1852 MAYO ST	HOLLYWOOD	FL	33020	USA
POSADA, PAUL		1916 RODMAN ST	HOLLYWOOD	FL	33020	USA
CAMPAGNA, CRYSTAL MARIE		1917 WILEY ST	HOLLYWOOD	FL	33020	USA

LIMO-GREEN, EVE H/E	RONQUILLO, ANTONIO GARCIA	1918 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
FISCHER, SCOTT		1919 PLUNKETT ST #6	HOLLYWOOD	FL	33020	USA
CALNEGRU, ROBERT N		1919 PLUNKETT ST #9	HOLLYWOOD	FL	33020	USA
RAMOS, CARLOS ARTURO H/E	RAMOS, MIGUEL ERNESTO	1920 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
ARROYO, RONNEY		1925 WILEY ST	HOLLYWOOD	FL	33020	USA
LEAL GONZALEZ, JESICA BEATRIZ		1927 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
DUPREE, CLARE W & MARK		1928 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
DOLLMAYER, MERCEDES MARIA	DOLLMAYER, RUDOLF BERTIL	1932 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
HALL, MARGARITA		1933 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
RANGEL, ED C H/E	CARDOSO, CREUZA M	1934 FUNSTON ST	HOLLYWOOD	FL	33020	USA
RICHER, JULES		1934 WILEY ST	HOLLYWOOD	FL	33020	USA
BLANCO, MICHAEL EDWARD	DEMASTRIE, MELANIE ROSE	1935 RODMAN ST	HOLLYWOOD	FL	33020	USA
KREUER, BERHARD & KLARA		1938 WILEY ST	HOLLYWOOD	FL	33020	USA
VIVAR, OMAR		1939 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
ORSINI, LOUIS		1939 RODMAN ST	HOLLYWOOD	FL	33020	USA
MONTELBANO, JOHN E	JOHN E MONTELBANO REV TR	1940 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
NOLAN, THOMAS A H/E	ABE, HARUMI	1943 WILEY ST	HOLLYWOOD	FL	33020	USA
FLINT, BARBARA A	FLINT, ANN B	1947 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
NAVIA, RODRIGO		1950 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
SHALUMOV, PEYSAKH		1952 RODMAN ST #1-2	HOLLYWOOD	FL	33020	USA
HOLCOMB, JAMES & DIANNA		1953 RODMAN ST	HOLLYWOOD	FL	33020	USA
MC ALLIANCE LLC		1955 WILEY ST	HOLLYWOOD	FL	33020	USA
PERCHY, KARIM		1959 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
SOLOGAISTOA, RUBEN A & N H/E	SOLOGAISTOA, DEREK A	2008 RODMAN ST	HOLLYWOOD	FL	33020	USA
GUTIERREZ, OSWALDO W H/E	RECUERO, PILAR	2012 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
BISCHOFF, GRACE	BISCHOFF, FLORENCE	2014 RODMAN ST	HOLLYWOOD	FL	33020	USA
REALE, LUIS EDUARDO	LANSPA, MICHELLE	2016 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
CAMPBELL, RENEE		2018 WILEY ST	HOLLYWOOD	FL	33020	USA
MATHERS, ROBERT & ELIZABETH ANN		2019 RODMAN ST	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, ADIEL & MAGALYS		2019 WILEY ST	HOLLYWOOD	FL	33020	USA
BUSGITH, ERROL J & VIDAWANTIE		2021 RODMAN ST	HOLLYWOOD	FL	33020	USA
PIQUEIRA, DELAINE	NAPOLES, ARIEL	2022 RODMAN ST	HOLLYWOOD	FL	33020	USA
NORMENT, KIMBERLY H/E	SCHMITT, JESSICA & SCHMITT, ERIC	2022 WILEY ST	HOLLYWOOD	FL	33020	USA
KOLOZSY, WILLIAM		2024 FUNSTON ST	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, DEISY		2026 RODMAN ST	HOLLYWOOD	FL	33020	USA
KROBOTH, ANDRES		2026 WILEY ST	HOLLYWOOD	FL	33020	USA
VILLAVICENCIO, OLGA NUR		2027 WILEY ST	HOLLYWOOD	FL	33020	USA
FERRARI, CAYBRE & FRANCIS		2030 RODMAN ST	HOLLYWOOD	FL	33020	USA
PILLIOD, JAMES M & JANE I		2034 RODMAN ST	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
MARISHKIN, S GRIGIRYEVICH H/E	ANDRIEVSKI, LUBOV	1945 WILEY ST	HOLLYWOOD	FL	33021	USA

PASSANTE, JOSEPH		2000 N 47 AVE	HOLLYWOOD	FL	33021	USA
RY INVESTMENT OF SOUTH	FLORIDA LLC	3511 N 30 TER	HOLLYWOOD	FL	33021	USA
NIDAN 18 LLC		3650 N 36 AVE UNIT #2	HOLLYWOOD	FL	33021	USA
2020 PLUNKETT DEVELOPMENT LLC		3800 HILLCREST DR #608	HOLLYWOOD	FL	33021	USA
BITHELL, KATHY	ARLOTTA, JAMES ETAL	PO BOX 223911	HOLLYWOOD	FL	33022	USA
SHARIFF, FAIZUL ANDREW		7834 SILVERADO CT	HOLLYWOOD	FL	33024	USA
RAMPAL, SAVITRI &	RAMPAL, MICHAEL	7840 SILVERADO CT	HOLLYWOOD	FL	33024	USA
SUMITARO, INLYANA		1010 COUNTRY CLUB DR APT 208	MARGATE	FL	33063	USA
DADE 3 INVESTMENT LLC		350 SW 56 AVE	MIAMI	FL	33134	USA
HR-PLUNKETT VILLAGE APTS LLC		824 88 ST	SURFSIDE	FL	33154	USA
DREAM HOMES DEVELOPMENT	GROUP LLC	15240 SW 72 AVE	MIAMI	FL	33157	USA
JERI JACK LLC		6000 ISLAND BLVD UNIT 2504	AVENTURA	FL	33160	USA
TRONER PLACE LLC		17500 N BAY RD #708	SUNNY ISLES BEACH	FL	33160	USA
MEC INVESTMENT INC		334 POINCIANA ISLAND DR	SUNNY ISLES BEACH	FL	33160	USA
CARRALERO, BARBARA	JINETE, YOUSEFF L	8940 SW 50 TER	MIAMI	FL	33165	USA
ALBEAZUL LLC		6692 NW 107 CT	DORAL	FL	33178	USA
DOING RE LLC		7550 NW 112 PATH	DORAL	FL	33178	USA
DEBONAIR REAL ESTATE	INVESTMENTS LLC	2161 NE 190 TER	MIAMI	FL	33179	USA
PLUNKETT APT LLC		3330 NE 190 ST APT 1010	MIAMI	FL	33180	USA
RASCAL HOLLYWOOD LLC	%RASCAL MANAGEMENT LLC	14681 BISCAYNE BLVD #130	NORTH MIAMI BEACH	FL	33181	USA
REAL ESTATE INVESTORS &	DEVELOPERS CORP	2025 NE 14 CT	FORT LAUDERDALE	FL	33304	USA
MANSARAM, NANDRA		1608 SW 17 AVE	FORT LAUDERDALE	FL	33312	USA
LISA B HARRIS FAMILY	HOLDINGS LLC	2699 STIRLING RD STE C101	FORT LAUDERDALE	FL	33312	USA
JOSHUA, AYAL & MONIQUE		3817 SW 49 CT	FORT LAUDERDALE	FL	33312	USA
1926 RODMAN LLC		6008 ROYAL POINCIANA LN	TAMARAC	FL	33319	USA
SAB REALTY OF HOLLYWOOD LLC		6008 ROYAL POINCIANA LN	TAMARAC	FL	33319	USA
MANSARAM, LILOUTI	% RODGER L SPINK	6701 NW 57 CT	TAMARAC	FL	33321	USA
MANSARAM, LILOUTI &	MANSARAM, LALCHAN	6701 NW 57 CT	TAMARAC	FL	33321	USA
ATHOS ENTERPRISES LLC	C/O GEM	8551 W SUNRISE BLVD STE 200	PLANTATION	FL	33322	USA
INGRID FAM REV LIV TR	SHARIFF, GANNIM JR TRSTEE	14364 S ROYAL COVE CIR	DAVIE	FL	33325	USA
1949 WILE COYOTE LLC		22197 MARTELLA AVE	BOCA RATON	FL	33433	USA
SIMOIS, ROBERTO M		8417 BOWDEN WAY	WINDERMERE	FL	34786	USA

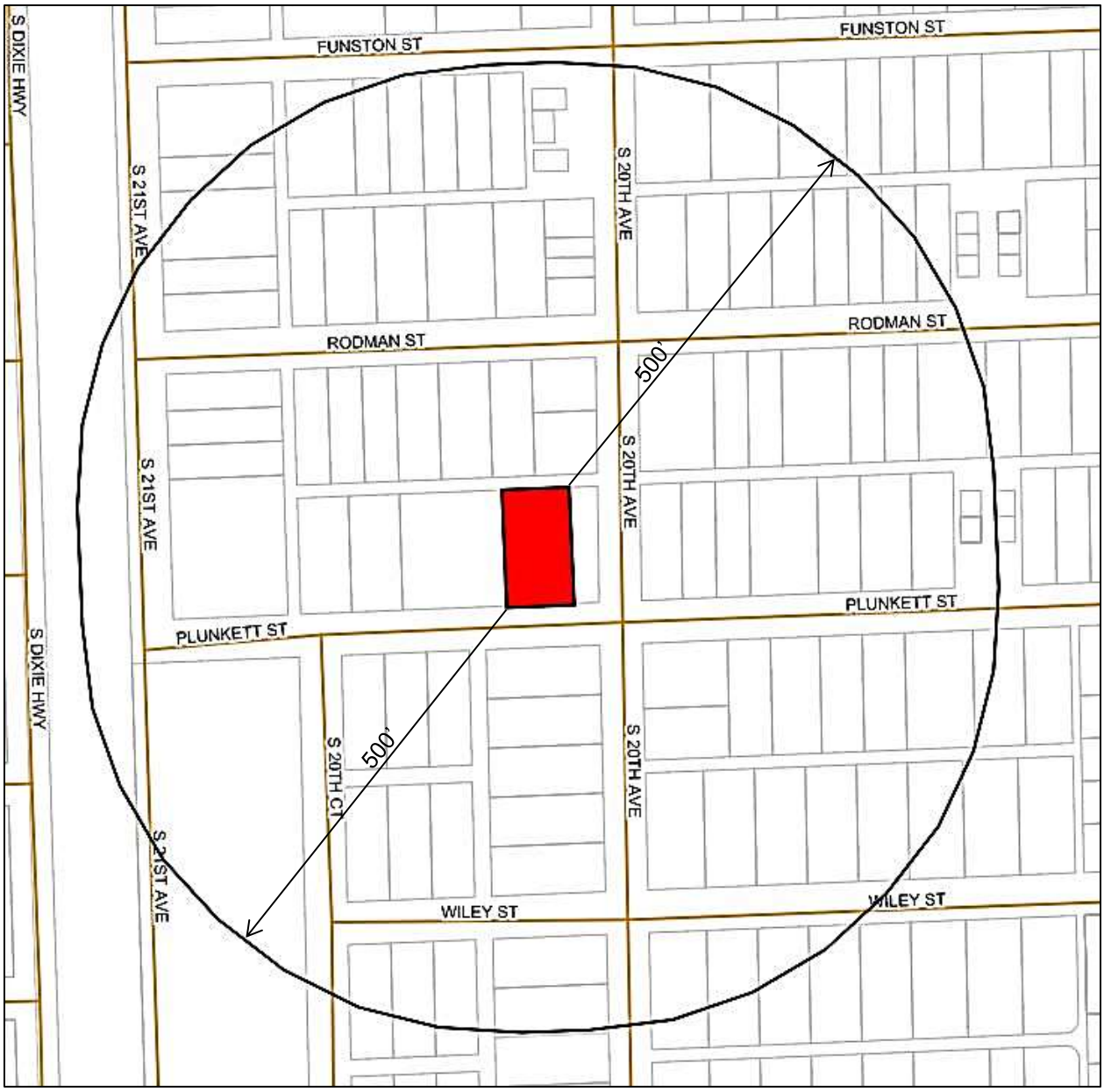
Site posted on 9/6/2024





rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 2011 Plunkett Street, Hollywood, FL 33020
FOLIO NO.: 5142 22 10 0100

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 7_2025 0812

Agenda Date:	8/12/2025	**Agenda Number:**
To:	Planning and Development Board	
Title:	FILE NO.: 24-ZJDP-80 APPLICANT: Harwin-Tobin 1101 LLC LOCATION: 1101 Hillcrest Dr REQUEST: Recommend approval of Design, Site Plan, and an amendment to the Hillcrest Planned Unit Development (Ordinance 0-76-25) to permit an 8-story multifamily development with 110 units in the PUD-R zoning District (Hillcrest).	

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: August 12, 2025 **FILE:** 24-JDP-80

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units in the PUD-R Zoning District (Hillcrest).

REQUEST:
Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units in the PUD-R zoning District (Hillcrest).

RECOMMENDATION:
The Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission for the following:

Recommend Approval of the PUD Amendment, Design and Site Plan, with the following conditions:

a. A Unity of Title must be in a form acceptable to the City Attorney, prior to the issuance of any building permits, and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney.

b. Provide a shared parking agreement that clearly defines the terms between Championship Academy Charter School and the Hillcrest Village multifamily development.

BACKGROUND
The subject site at 1101 Hillcrest Drive is approximately 2.45 acres, situated within the Planned Unit Development (PUD). The intention of the Planned Unit Development (PUD) is to provide organized, planned, and coordinated development. Furthermore, the purpose of the PUD is to enable a more creative, imaginative and innovative design approach through the utilization of the most advanced technological and land use planning methods available and permitting planned diversification in location and types of structures, as well as combining and coordinating architectural styles, building forms and building relationships within the PUD.

The Hillcrest PUD community was established through Ordinance O-07-6-25 adopted on March 3, 1976. This Ordinance, along with the original Declaration of Restrictions (which governs the use of the

property) and the Original Site Plan permitted 2,353 residential units and a country club with an 18-hole and 9-hole Golf Course.

This Planned Unit Development (PUD) was constructed prior to the Broward County Land Use Map being established in 1978. As such, the entire development was given an "Irregular Dashed Line Residential - Medium (16) Residential" Land Use designation, as the existing density did not fall into any of the Land Use categories.

In 2006, the Applicant requested a Land Use Plan Amendment (LUPA) to provide density for additional units and to establish consistency between the City and County Land Use Plans. The Irregular Dashed Line Land Use designation was amended to allow approximately 11.5 units per acre. Since then, there have been numerous amendments, including a PUD amendment in 2009 to allow 645 units. The most recent amendment was in April 2013, under O-2013-11, to allow the final site plan for a Pre K-8 Charter school known as Championship Academy of Distinction Elementary and Middle School.

Under Ordinance, O-2013-11, a condition for approval for the Charter School was to provide 24 additional parking spaces for school faculty at 1101 Hillcrest Drive; however, at the time, the condition was not satisfied. This proposed site plan addresses the provision of 24 parking spaces for the Championship Academy Charter School located across Hillcrest Drive. There will be 24 parking spaces reserved exclusively for school faculty and staff during school hours from 7:30 AM to 4:30 PM, Monday through Friday, when school is in session. Outside of these hours, the spaces will be available for use by the residents of Hillcrest Village and their guests.

The property at 1101 Hillcrest Dr is currently used as an office and surface parking, while the two surrounding parcels involved in the project are vacant lots. The property can be accessed from Hillcrest Drive and is surrounded by a mix of single-family and medium-density residential developments. The 1101 Hillcrest parcel is directly across from the Championship Academy of Distinction Elementary and Middle School.

The subject site currently consists of 3 parcels. Below is a list of the three parcels that will be included in the development.

5142-19-17-1541 (Parcel 1)
The parcel described as 5142-19-17-1541 is currently vacant. The lot is proposed to be partially used as surface parking, and other portions will remain landscaped.

5142-19-17-1651 (Parcel 2)
The parcel described as 5142-19-17-1651 is also a vacant lot that is proposed to be partially used as surface parking, and a portion will remain landscaped.

5142-19-27-0034 (Parcel 3)
The parcel described as 5142-19-27-0034 is the largest parcel, subject to redevelopment. The principal structures proposed through this development plan, including most of the parking spaces, will be established on this parcel.



It's important to note that the proposed multifamily development will be located solely on parcel 3. Based on title review, Parcel 3 is not included within the real property legally described as the "Property" within the Hillcrest Declaration of Covenant and is therefore not subject to the Declaration. Parcel 3 is not included in the Concept Plan attached to the Declaration. Additionally, according to a signed and notarized survey affidavit provided by the applicant, Parcel 3 is not included in the Hillcrest Restrictive Covenants. Therefore, the project will not be subject to the requirement that at least 80% of the residents in the Hillcrest PUD must first consent to any changes to the Declaration of Restrictive Covenants.

REQUEST

The applicant, Harwin-Tobin 1101 LLC is requesting a design, site plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units with 157 parking spaces.

Currently, per City and County records, the Hillcrest PUD permits a total of 2,995 units, across all developments within the Master Plan. Based on available data, as indicated in Ordinance O-2009-38, the Original Ordinance and Declaration of Restrictions were modified to build 645 units of the 2,995 units on the 9-hole Golf Course. This modification brought the total number of constructed residential units to 2,944 of the permitted upper threshold of 2,995.

Accordingly, today the Hillcrest development is comprised of 2,299 condominium units in multiple buildings, a clubhouse, a charter school (formerly the Playdium), tennis courts , 645 single-family units, and two Golf Courses (9-hole and 18-hole). 2,944 units have been developed, leaving a balance of approximately 51 units available in the Hillcrest PUD. In conjunction with the utilization of County Policy 2.16.3, six (6) PUD units are required to support the 110-unit proposed development. Additional Policy 2.16.3 details are provided below.

The Applicant proposes to utilize the bonus density formula outlined in Broward County Land Use Policy 2.16.3 for units restricted to households earning no more than 50% of the Area Median Income (AMI). This provision allows for a density bonus of nineteen (19) units for every one (1) unit provided at or below 50% AMI. As a result, only six (6) PUD units are needed to support the proposed 110-unit development. The bonus units account for the remaining density, meaning PUD units are only required for the base calculation—not the full 110 units. The breakdown of proposed AMI levels for the development is provided below.

AMI Level	% of Units	# of Units
30%	15%	17
60%	47%	52
70%	28%	31
80%	9%	10

Although all the 110 units in Hillcrest Village are proposed not to exceed 80% AMI the bonus formula calculation needs only to be based on six units that do not exceed 50% AMI. The six units that do not exceed 50 percent AMI yields a total 114 bonus units, enough units for the entire 110-unit development. The calculation is as follows:

- Bonus formula: Units that do not exceed 50 percent AMI: Nineteen (19) bonus units per every one (1) very-low-income unit.
- Calculation: 6 units that do not exceed 50 percent AMI x 19 bonus units = 114 bonus units. 114 bonus units + 6 base units that do not exceed 50 percent AMI = 120 units total. However, the site plan only proposes 110 units.



The proposed 8-story multifamily development is approximately 90'- 8" in height and is comprised of 110 units with a mix of one and two-bedroom apartments. The residential development has a total gross floor area of approximately 103,396 square feet, accessed directly from Hillcrest Dr. The residential development's design is modern and contemporary. The building has a smooth stucco finish of different colors and uses a mix of aluminum and glass panel materials for railings. The building uses impact windows with black aluminum frames and golden oak wooden slats in a patterned design to give the building a modern yet natural appearance. The proposed development includes a pool area, fitness center, 744 SF of office space, community clubhouse, cybercafé, playground area, a rooftop garden and amazon parcel lockers that are intended to elevate the overall quality of life for residents. The site plan also incorporates landscape elements, and a widened sidewalk aimed at enhancing the pedestrian experience.

Section 4.16 of the ZLDR provides that the Planning and Development Board will provide a recommendation to the City Commission on the appropriateness of the requested amendment to the PUD ordinance and the accompanying design and Site Plan requests. This item will then proceed to the City Commission for final approval.

PROJECT INFORMATION

Owner/Applicant:	Harwin-Tobin 1101 LLC
Address/Location:	1101 Hillcrest Drive
Net Size of Property:	106,858 sq. ft. (2.45 acres)
Land Use:	Irregular Residential (FLU) - Medium (16) Residential (MRES)
Existing Zoning:	Planned Unit Development Irregular Residential (PUD-R)
Present Use of Land:	Office - Vacant
Gross Floor Area:	103,396
Parking	125
Bicycle Parking:	8

ADJACENT LAND USE

North:	Irregular Residential (FLU) –Medium (16) Residential (MRES)
South:	Irregular Residential (FLU) – Medium (16) Residential (MRES)
East:	Irregular Residential (FLU) – Medium (16) Residential (MRES)
West:	Irregular Residential (FLU) – Medium (16) Residential (MRES)

ADJACENT ZONING

North:	Planned Unit Development - Residential (PUD-R)
South:	Planned Unit Development - Residential (PUD-R)
East:	Planned Unit Development - Residential (PUD-R)
West:	Planned Unit Development - Residential (PUD-R)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Irregular Dashed Line land use district, the subject site is surrounded by a mix of high and mid-density residential developments, commercial properties, and an educational facility. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, enhance streetscape with emphasis on the pedestrian environment, and natural communities while allowing land owners to maximize the use of their property.*

The project is consistent with the Comprehensive Plan based on the following Objectives:

Land Use Element – Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Land Use Element – Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Land Use Element – Objective 13: *The City of Hollywood shall prioritize infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 6, the West-Central Hollywood area, geographically defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north, and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East, and Hillcrest. The proposed request is consistent with the City-Wide Master Plan based upon the following:

Guiding Principle: *Development standards/improvements which are oriented towards the pedestrian.*

Policy 6.4: *Create a mixed-use zoning district to intensify development, while protecting surrounding residential areas.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

The City-Wide Master Plan recognizes that the continued vitality of existing activity anchors is critical to achieving an improved image for the area. Given that this area includes a variety of activity and employment anchors such as the Hollywood Mall, the Memorial Regional Hospital, and major office uses along Hollywood Boulevard, the future vision developed for this area is based upon what is considered to be a very stable foundation.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The Hillcrest Village project, as currently designed, aligns with the requirements outlined in the City's Design Criteria. The building's design incorporates architectural patterns and elements that align with the building's mass and enhance the pedestrian experience. The architectural components appropriately consider aesthetics, functionality, and the relationship between pedestrians and the built environment. The architecture is designed to balance aesthetics and functionality with articulated facades and quality materials.

FINDING: Consistent

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The proposed development fits well within its surroundings. The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible with the surrounding neighborhood. Adjacent uses include a tennis facility to the north, a charter school and clubhouse to the south and west, and single-family homes to the east. The project serves as a natural transition between these different land uses, and multifamily housing is already part of the broader area, with several existing condo developments. The project continues an established land use pattern consisting of compatible uses inherent to permitted uses in the PUD.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple

composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The proposed 8-story building is compatible with the surrounding neighborhood, with scale and massing proportionate to the site context. The proposed building aligns with the height and scale of the surrounding structures. The vicinity includes a variety of multi-family types ranging from 3 to 10 stories, all situated in close proximity to one another and the subject site. Additionally, building placement is sensitive to the single-family to the east, ensuring the building feels appropriately scaled and integrated into its setting.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: Landscaped areas incorporate a variety of native and compatible plant species, thoughtfully integrated with paved areas and integrated throughout to soften edges. Plantings are strategically placed to complement the building design and improve the pedestrian experience.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Technical Advisory Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching PD Ordinance.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements.

Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the City regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment

facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the City has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package (1)
Attachment A:	Application Package (2)
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation

ATTACHMENT A
Application Package
Part I

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☑ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 1101 Hillcrest Drive

Lot(s): _____ Block(s): portion of blocks 6, 9 Subdivision: Hollywood Section Three 69-10

Folio Number(s): 514219270034, 514219171651, 514219171541

Zoning Classification: PUD-R Land Use Classification: Irreg Res 11.5 Dashed Line

Existing Property Use: Office and Vacant Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Design and Site Plan and PUD Modification approvals.

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 110 #Rooms
Proposed Non-Residential Uses	+/- 1500 SF S.F.)
Open Space (% and SQ.FT.)	Required %: 20 (Area: 21,345 S.F.)
Parking (# of spaces)	PARK. SPACES: (#)
Height (# of stories)	(# STORIES) 8 (90'8" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (103,396 sf FT.)

Name of Current Property Owner: Harwin-Tobin 1101 LLC

Address of Property Owner: 1101 Hillcrest Dr, Hollywood, FL, 33021

Telephone: 954-296-1100 Email Address: jtobin@tobinsince1926.com

Applicant Greenspoon Marder LLP Consultant ☐ Representative ☑ Tenant ☐

Address: 200 E. Broward Blvd., Suite 1800 Telephone: (954)333-4377

Email Address: kelly.ray@gmlaw.com

Email Address #2: elizabeth.somerstein@gmlaw.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Jason Tobin Date: _____

Signature of ~~Consultant/Representative:~~ Current Owner _____ Date: 4/7/2025

PRINT NAME: Kelly Ray, Greenspoon Marder LLP Representative _____ Date 4/8/25

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for **flex unit allocation** to my property, which is hereby made by me or I am hereby authorizing **Greenspoon Marder LLP** to be my legal representative before the **TAC, PDB, City Commission** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 7 day of April 2025

Broward, FL

Zoraida Gonzalez
Notary Public
State of Florida
My Commission Expires: 01-17-28 (Check One) ☐ Personally known to me; OR ☑ Produced Identification Valid FL DL

ZORAIDA GONZALEZ
MY COMMISSION # HH 481993
EXPIRES: January 17, 2028

Signature of Current Owner

Jason Tobin
Print Name

Greenspoon Marder LLP

Kelly Ray
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.333.4377
Email: kelly.ray@gmlaw.com

July 21, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

Re: Hillcrest Village – Development Narrative – PDB Submittal

Dear Ms. Wingett:

We represent Tobin, Inc. and Housing Trust Group, collectively referred to as "Applicant." Tobin, Inc. owns the property at 1101 Hillcrest Drive through Harwin-Tobin 1101, LLC. The Applicant is proposing a first-class, multi-family attainable housing development with state-of-the-art amenities on the property, as described below.

BACKGROUND

The site at 1101 Hillcrest Drive is 2.45 net acres (2.97 gross acres) and comprises three folios: 514-219-270-034, 514-219-171-541, and 514-219-171-651 ("Property"). The City's zoning for this site is PUD-R and the land use designation is Irregular (11.5) Residential.

The Property is within the boundary of the Hillcrest PUD, which was established by Ord. O-76-025. This ordinance included minimal guidance on development standards and noted that items such as number of dwelling units, number of buildings, heights, setbacks, number of parking spaces, and amount of open space was to be governed by the final approved site plan. The master site plan did not provide specific details for the Property.

The Property has the County land use designation of Irregular Residential (11.5 units/acre) and is within a Dashed-Line Area, which is approximately 260.5 gross acres in size and covers the entire Hillcrest PUD.[1] Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area, which in this

[1] Broward County Ordinance No. 2007-37. Recorded in ORB 44936 Pg 1402.

case equals 2,995 units. Based upon available data, approximately 2,944 units have been developed, leaving a balance of approximately 51 units available in the Hillcrest PUD. In conjunction with utilization of County Policy 2.16.3, six (6) PUD units are required to support the 110-unit proposed development. Additional Policy 2.16.3 details are provided below.

The Applicant proposes utilizing the bonus density formula for units that do not exceed 50% AMI, as provided for by Broward County Policy 2.16.3, which reduces the number of required PUD units to six (6) rather than for the entire proposed 110 units. Under this formula, the Applicant is granted nineteen (19) bonus units for each unit that does not exceed 50% AMI. As a result, PUD units are only needed for the base density calculation, not for the entire 110-unit development. Below is the breakdown of proposed AMI levels for the development.

AMI	% Units	# Units
30%	15%	17
60%	47%	52
70%	28%	31
80%	9%	10
	100%	**110**

Although all the 110 units in Hillcrest Village are proposed not to exceed 80% AMI the bonus formula calculation needs only to be based on six units that do not exceed 50% AMI. The six units that do not exceed 50 percent AMI yields a total 114 bonus units, enough units for the entire 110-unit development. The calculation is as follows:

- Bonus formula: Units that do not exceed 50 percent AMI[2]: Nineteen (19) bonus units per every one (1) very-low-income unit.
- Calculation: 6 units that do not exceed 50 percent AMI x 19 bonus units = 114 bonus units. 114 bonus units + 6 base units that do not exceed 50 percent AMI = 120 units total. However, the site plan only proposes 110 units.

APPLICATIONS

PUD Modification

The Applicant is requesting approval of a PUD-R modification in order to formally incorporate the design and site plan of the Property into the existing Hillcrest PUD Final Site Plan/master plan. This request incorporates the proposed development into the Hillcrest PUD Final Site Plan/master plan and establishes specific development standards that will govern the development. These standards—outlined in detail within the submitted design and site plan—will guide the layout, use, parking, and overall character of the development.

[2] Persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.

Design and Site Plan

The proposed site plan features a single, eight-story building that integrates both multifamily and office uses. The development will showcase a sophisticated architectural design and a robust amenity package to serve families of all sizes within 110 multifamily units. Renders of Hillcrest Village can be found on **Exhibit A.** The unit mix includes 71 one-bedroom units, 31 two-bedroom units, and 8 three-bedroom units. Community amenities will include a luxury swimming pool, state-of-the-art fitness center, clubhouse room, business center, outdoor playground, 744 SF of ground floor office space. Additionally, Hillcrest Village also incorporates landscape features aimed at enhancing the visual quality of the development and includes a rooftop community garden to promote sustainability and foster a sense of connection among residents. The upgraded streetscape will help enhance pedestrian connectivity along Hillcrest Drive, further advancing the neighborhood's livability and walkability.

The development will provide a mix of multifamily units targeted for households earning between 30% and 80% of the area median income (AMI). A breakdown of the AMI levels is provided below. A chart of the AMI breakdown can be found below. Hillcrest Village will provide flexible, high-quality rental options for working families and individuals seeking a walkable, community-oriented place to live.

As part of HTG's ongoing commitment to community-centered development, HTG intends to offer a leasing preference for existing Hillcrest residents, teachers, first responders, and employees of the City of Hollywood at Hillcrest Village. This initiative aims to support those who contribute to the well-being of the neighborhood and align with the City's goals of inclusivity and community stability.

AMI	% Units	# Units
30%	15%	17
60%	47%	52
70%	28%	31
80%	9%	10
	100%	**110**

The interior finishes in each unit are thoughtfully curated to reflect a contemporary, upscale standard—offering residents both comfort and a modern design.

Hillcrest Village fits well within its surrounding neighborhood. It's consistent with the surrounding mix of building types and scales—including an eight-story condominium to the north, ten-story residential buildings and single-family homes to the south, and a combination of single-family homes and twelve-story structures to the east. Hillcrest Village serves as a natural transition between these diverse land uses and complements an existing

neighborhood fabric that includes schools, medical facilities, and a range of community amenities.

DECLARATIONS

Certain properties within the Hillcrest PUD are subject to several Declarations of Restrictive Covenants or other encumbrances that have been recorded over time; copies of said declarations/encumbrances requested for review were provided by the City to our office. The Applicant's team has conducted a comprehensive analysis of the documents provided by the City to evaluate the relevance and applicability to the Applicant's project. This in-depth analysis is documented in a separate memorandum, which has been provided to the City under separate cover.

One of the primary considerations has been the Declaration of Restrictive Covenant dated June 17, 2016, recorded at Instrument 113769741 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841556 of the Official Records of Broward County, Florida ("Declaration"). In particular, there has been a focus on the applicability of Paragraph 15, which addresses the need for an 80% approval vote from residential unit owners in the event of an amendment to the Declaration.

Based on our review, it is our position that Paragraph 15 of the Declaration does not apply to the proposed development. This conclusion is based on two key factors:

1. Parcel Inclusion: The Main Parcel on which the residential building and amenities are located is not included within the area governed by the Declaration. As such, the restrictions and requirements set forth in that Declaration do not apply to the Main Parcel.

2. Material Change Analysis: While the two smaller parcels within the development area are included in the legal description of the property owned by the declarant of the declaration, the proposed improvements (open green space, parking, and drainage) on those parcels do not constitute a "material change" to the "Concept Plan" as defined in the Declaration. The proposed development maintains substantial conformity with the "Concept Plan" referenced in the Declaration and therefore does not trigger the requirement for an 80% approval vote to amend the Declaration. Moreover, the two smaller parcels were removed from the ultimate site plan that constructed/implemented the "Concept Plan."

Accordingly, it is our position that the restrictive covenants contained in the Declaration do not impose any additional procedural requirements for the approval or implementation of this development.

PARKING

Ordinance No. 0-2013-11 was recorded in connection with the approval of the site plan permitting the development of the charter school located across from the Applicant's development. As part of the charter school's site plan approval, our property was initially designated to provide 24 parking spaces for school staff. Condition No. 4 of the ordinance required an offsite parking agreement for not less than 24 parking spaces. We've since been asked how these spaces will be addressed with the planned redevelopment of our site.

This proposed site plan addresses the provision of 24 parking spaces for the Championship Academy Charter School located across Hillcrest Drive. Specifically, there will be 24 parking spaces reserved exclusively for school faculty and staff during school hours from 7:30 AM to 4:30 PM, Monday through Friday, when school is in session. Outside of these hours, the spaces will be available for use by the residents of Hillcrest Village and their guests. A shared parking agreement will be executed to clearly define the terms of use, and signage will be included to clearly designate the school spaces and the hours of use.

We respectfully request the approval of the above-referenced application to develop the Property with the proposed development, and we remain committed to working collaboratively with City staff and the community during the review and approval process.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray

For the Firm

Exhibit A

NORTH VIEW – ALONG HILLCREST DRIVE



SOUTH VIEW – REAR ELEVATION



Exhibit A (Continued)

NORTH VIEW – MAIN FAÇADE



NORTH VIEW - AERIAL PERSPECTIVE





PROJECT

HILLCREST VILLAGE

1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

FINAL TAC
03/03/2025

OWNER

TOBIN

1101 BEN TOBIN DR.
HOLLYWOOD, FL 33021

ARCHITECT

REALIZATION ARCHITECTS

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD, SUITE 201
CORAL GABLES, FLORIDA 33134
305.284.7325
RA@REALIZATIONARCHITECTS.COM

CIVIL

HSQ GROUP

HSQ GROUP
4577 N NOB HILL ROAD
SUITE 205
SUNRISE, FLORIDA 33351
954.440.3351
KEVIN@HSQGROUP.NET

LANDSCAPE

walk

walk
LANDSCAP+URBAN DESIGN
PLANNING / RESEARCH / CONSULTING
6915 SW 57TH AVENUE. SUITE #203
CORAL GABLES, FL 33143
786.536.2088
devin@walkLAUD.com

PROJECT LOCATION



SUBMITTAL AND MEETING	DATE
PRE-APP	02/16/2023
PRE T.A.C	11/18/2024
FINAL T.A.C	03/03/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	

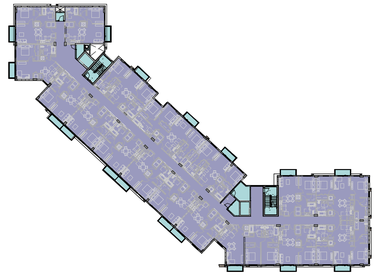
INDEX OF DRAWINGS

		PRE-TAC	FINAL-T.A.C	PDB	CC
GENERAL					
COVER SHEET			X		
SURVEY					
1	SURVEY		X		
ARCHITECTURE					
	COVER SHEET		X		
A-001	AREA DIAGRAMS		X		
A-002	CONTEXT IMAGES		X		
A-100	CONCEPTUAL SITE PLAN	X	X		
A-101	SITE PLAN		X		
A-200	OVERALL FLOOR PLAN - LEVEL 01	X	X		
A-201	OVERALL FLOOR PLAN - LEVEL 2	X	X		
A-202	OVERALL FLOOR PLAN - LEVEL 03-07	X	X		
A-203	OVERALL FLOOR PLAN - LEVEL 08	X	X		
A-204	OVERALL ROOF PLAN		X		
A-205	ENLARGED LANDSCAPED TERRACES PLAN		X		
A-300	OVERALL BUILDING ELEVATION-SOUTH ELEVATION 1	X	X		
A-301	OVERALL BUILDING ELEVATION-PARTIAL EAST ELEVATION 1	X	X		
A-302	OVERALL BUILDING ELEVATION-EAST ELEVATION 2		X		
A-303	OVERALL BUILDING ELEVATION - NORTH ELEVATION 1	X	X		
A-304	OVERALL BUILDING ELEVATION - PARTIAL WEST ELEVATION 1		X		
A-305	OVERALL BUILDING ELEVATION - WEST ELEVATION 2	X	X		
A-1000	3D VIEWS		X		
CIVIL					
DRAINAGE CALCS			X		
CS-1 COVER SHEET			X		
DM-1 DEMOLITION PLAN			X		
SPM-1 SIGNAGE AND PAVEMENT MARKINGS PLAN			X		
WM-1 WASTE MANAGEMENT PLAN			X		
FT-1 FIRE ACCESS PLAN			X		
PD-1 PD-1 PAVING AND DRAINAGE PLAN			X		
PD-2 PAVING AND DRAINAGE DETAILS			X		
PD-3 PAVING AND DRIANAGE DETAILS			X		
PD-4 CROSS SECTIONS			X		
SWPPP-1 STORMWATER POLLUTION PREVENTION PLAN			X		
SWPPP-2 STORMWATER POLLUTION PREVENTION PLAN			X		
SWPPP-3 NPDES NOTES			X		
WS-1 UTILITY PLAN			X		
WS-2 WATER AND SEWER DETAILS			X		
WS-3 WATER AND SEWER DETAILS			X		
WS-4 WATER AND SEWER DETAILS			X		
LANDSCAPE					
L-100	LANDSCAPE DISPOSITION PLAN		X		
L-101	LANDSCAPE DISPOSITION PLAN		X		
L-200	LANDSCAPE PLANTING PLAN		X		
L-210	LANDSCAPE PLANTING PLAN		X		
L-300	LANDSCAPE DETAILS AND SPECIFICATIONS		X		

GROSS FLOOR AREA CALCULATION









LEVEL 01		LEVEL 02		LEVEL 03-07		LEVEL 08	
SPACES COUNTING TOWARDS FLOOR AREA	8,126 SF	SPACES COUNTING TOWARDS FLOOR AREA	8,816 SF	SPACES COUNTING TOWARDS FLOOR AREA (1 LEVEL) SPACES COUNTING TOWARDS FLOOR AREA (5 LEVEL=14,235 SF X 5)=	14,235 SF 71,175 SF	SPACES COUNTING TOWARDS FLOOR AREA	11,242 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	3,639 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA	1,549 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA (1 LEVEL) SPACES NOT COUNTING TOWARDS FLOOR AREA (5 LEVEL=1,554 SF X 5)=	1,554 SF 7,770 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA	4,694 SF
GROSS FLOOR AREA	11,765 SF	GROSS FLOOR AREA	10,365 SF	GROSS FLOOR AREA (1 LEVEL) GROSS FLOOR AREA (5 LEVEL=15,789 SF X 5)=	15,789 SF 78,945 SF	GROSS FLOOR AREA	15,936 SF

FLOOR AREA RATIO (FAR) =
FLOOR AREA / LOT AREA =
99,359 SF / 106,800 SF = 0.93

TOTAL

SPACES COUNTING TOWARDS FLOOR AREA = 99,359 SF

SPACES NOT COUNTING TOWARDS FLOOR AREA = 17,652 SF

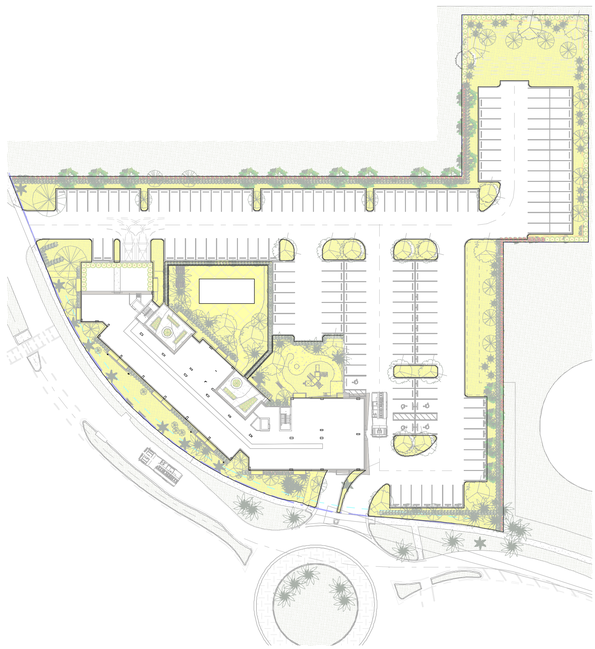
GROSS FLOOR AREA = 117,011 SF

LOT AREA CALCULATION



IMPERVIOUS AREA

IMPERVIOUS AREA = 69,108 SF = 65 % (IMPERVIOUS AREA/LOT) (REQUIRED=65% MAXIMUM)



OPEN SPACE

OPEN SPACE = 41,824 SF = 40% (OPEN SPACE/LOT) (REQUIRED=20% MINIMUM)



PAVED VEHICULAR USE DIAGRAM

LANDSCAPE (EXCLUDES REQUIRED PERIMETER LANDSCAPED 5'-0" BUFFER) = 23,205 SF = 46 % (LANDSCAPE AREA /PAVED VEHICULAR USE) (REQUIRED 25% MINIMUM = 50,512 X 0.25=12,628 SF)

PAVED VEHICULAR USE = 50,512 SF

FINAL TAC (NOT FOR CONSTRUCTION)

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w - www.realizationarchitects.com

CLIENT / PROJECT:

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1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

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HSQ GROUP, LLC
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(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
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Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

SHEET NO:

A-001



03 LOOKING INTO PROPERTY TO THE NORTH-EAST
SCALE: N/A



02 SUBJECT SITE - ACCESS TO PROPERTY
SCALE: N/A



01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST
SCALE: N/A



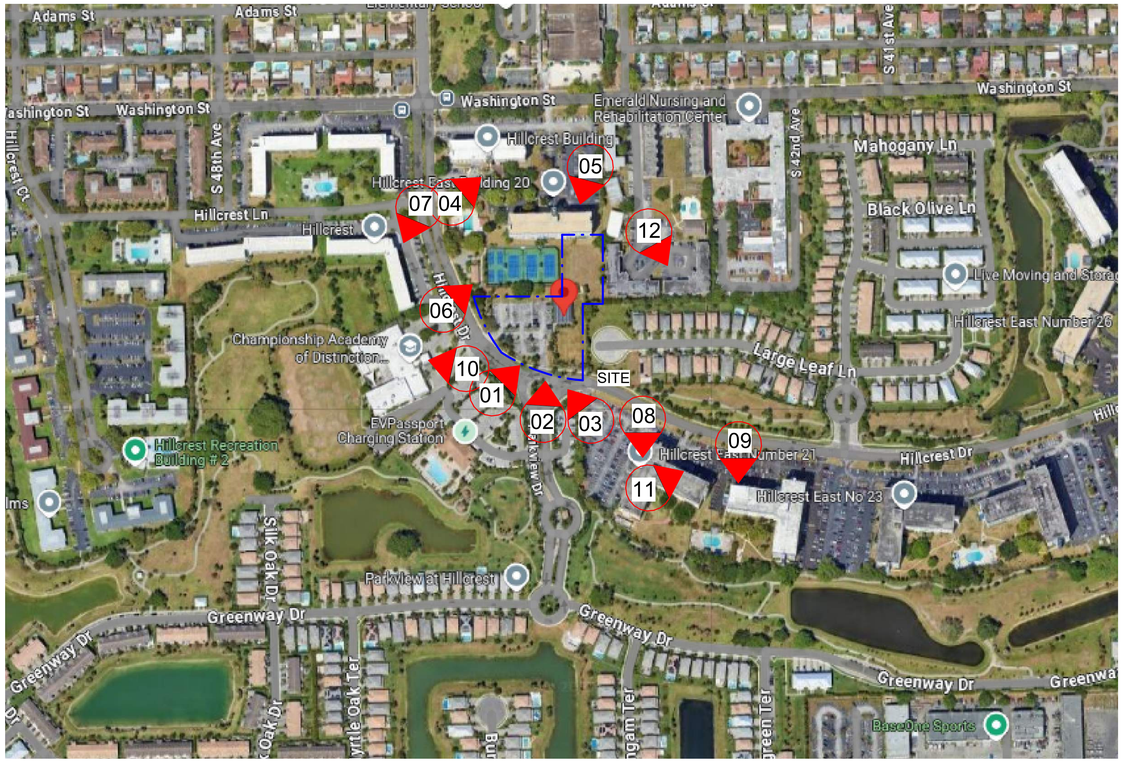
12 1200 TALLWOOD AVE
SCALE: N/A



04 901 HILLCREST DR-HILLCREST BUILDING
SCALE: N/A



05 HILLCREST EAST BUILDING 20
SCALE: N/A



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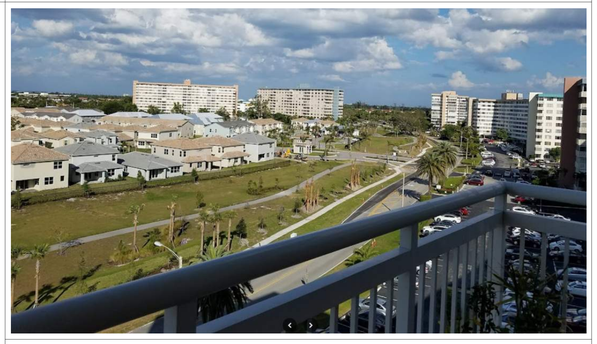
CONTEXTUAL PHOTO-LOCATION MAP
SCALE: N/A



11 VIEW FROM BUILDING 20 HILLCREST EAST
SCALE: N/A



10 4496 HILLCREST-BIONIC SUMMER CAMP
SCALE: N/A



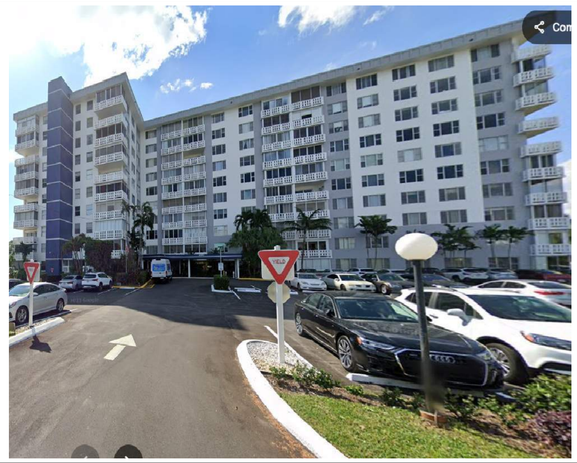
06 4599 HILLCREST DR - IN BEHIND SUBJECT SITE
SCALE: N/A



07 4617 HILLCREST LN
SCALE: N/A



08 NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A



09 4584 HILLCREST DR-NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

FINAL TAC (NOT FOR CONSTRUCTION)

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

CONTEXT IMAGES

SCALE: AS SHOWN

SHEET NO:

A-002


PROJECT SITE
Hillcrest Elementary School
Hillcrest Middle School
Hillcrest Community Park
Hollywood Hills Senior High School
Hillcrest Golf Course
Hillcrest Cemetery
Hollywood Memorial Park Cemetery
Hillcrest Country Club North
Hillcrest Country Club South
Hollywood Hills Plaza
Hollywood Hills Shopping Center
Hollywood Hills Plaza Shopping Center
Hollywood Hills Plaza Shopping Center
Hollywood Hills Plaza



N

LOCATION MAP

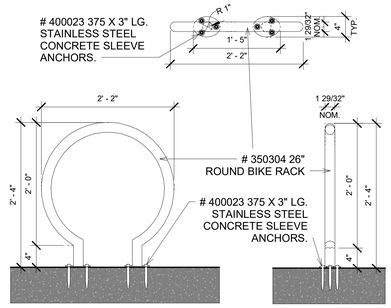
SCALE: N/A



N

ZONING MAP

SCALE: N/A



1 BIKE RACK DETAIL

SCALE: N/A

SYMBOLS LEGEND

- EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2 - SPRKL. 250' MAX.)
- 5'-0" LANDSCAPE BUFFER
- 6'-0 EASEMENT
- FIRE TRUCK STAGING AREA
- SCHOOL AND VISITOR PARKING
- EV READY STALLS

SITE PLAN GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
6. ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.
7. PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.
8. FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION) .

APPLICABLE CODES:

BUILDING	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023).
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.
LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021).
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).

ZONING:

EXISTING:	PUD-R

LAND USE:

EXISTING CLASSIFICATION:	MEDIUM (16) RESIDENTIAL
EXISTING USE:	OFFICE AND VACANT

DENSITY:

ALLOWED:	UNLIMITED
PROPOSED:	45 UNITS / ACRE (DU/ACRE)

LEGAL DESCRIPTION:

Portions of Blocks 6 and 9 of "HILLWOOD SECTION THREE as recorded in Plot Book 69, Page 10 of the Public Records of Broward County, Florida Together with portions of Tracts Osm and british, Hillcrest Country Club North, as recorded in Plot Book 163. Pages is through 24 of the Public Records or Broward County, Florida, sold portions being more particularly described as follows;

Commencing at the Westerly Most Northwest corner of said Tract 0S-1; Thence North 88°17'07" East, along the North line of said Trcot OS-1, 29.91 feet to a point of intersection with the Northerly Prolongation of the Westerly line of said Tract 0S-1 and the Point of Beginning; Thence South 01° 43'26" East, along said Northerly Prolongation and said Westerly line, 236.74 feet to a point on a non-tongent curve concave to the Southwest (through which a radial line bears South 10°29'57" West to the radius point) lying on the Northerly right-of-way line of Hillcrest Drive also being the Southerly line of said Block 9; Thence, along the Northerly and Easterly right-of-way line of said Hillcrest Drive, the Southerly line of said Block 9 and the Southerly and Westerly line of said Block 6 the following four courses (4); (1) Northwesterly_ along the arc of said curve having a Radius of 468.63 feet, a Central Angle of 07"49'58" ond an Arc distance of 64. .07 feet to point of Tongency; (2) North 87°20'01" West, 48.17 feet to a point of curvature of a curve concave to the Northwest; (3) Northwesterly along the arc of said curve having Radius of 300.00 feet, a Central Angle of 6406"35" and an Arc distance of 335.68 feet to a point of Tangency; Thence North 23°13`26" West, 94.61 feet; Thence, departing said Westerly right-of-way line and the Easterly line of said Block 6, North 88°17'07" East, 368.66 feet: Thence North 01°38'31" West, 185.00 feet; Thence North 88°17'07" East, 103,00 feet to point on the East line ot soid Block 6 also being the West line of Parcel 4, Tallwoad Amended as recorded In Plat Book 64, Page 39 of the Public Records of Broward County, Florida: Thence South 01°38'31" East, along said East and West line, 185.00 feet a point on the North line of soid OS-1; Thence South 88°17"07" West, along said North line 69.38 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida and containing an area of 106,862 Square Feet, (2.453 Acres) more or less.

FLOOD ZONE:

FLOOD ZONE: AH 9'

ELEVATION: 6.54' (NAVD88) (PUBLISHED AS ELEVATION = 8.14 (NGVD29)
BEING A SQUARE CUT IN NW CORNER OF CONCRETE SIDEWALK AT #2550 PARK ROAD, AND TO NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - M312, ELEVATION = 13.44' (NAVD88)

SITE INFO:

	REQUIRED	PROVIDED
LOT AREA:	106,800 SF	106,800 SF (2.45 ACRE)
LOT COVERAGE:	N/A	17,371 SF
FAR:	3.00 MAX	0.93
OPEN SPACE TOTAL (LANDSCAPE):	(MIN. 20% PUD)	SITE 40% (41,824 SF)
LANDSCAPING OF PAVED VEHICULAR USE	(MIN. 25% PVU)	SITE 46 % (23,205 SF)
IMPERVIOUS AREA:	(MAX. 65% PUD)	SITE 65 % (69,108 SF)
BUILDING HEIGHT:	140'-0" MAX.	90'-8" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

BUILDING HEIGHT:

PROPOSED HEIGHT:	8 STORIES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (HILLCREST):		7'-6"
SIDE (EAST):	50'-0"	114'-0"
SIDE (NORTH):	50'-0"	54'-4"

UNIT MATRIX:

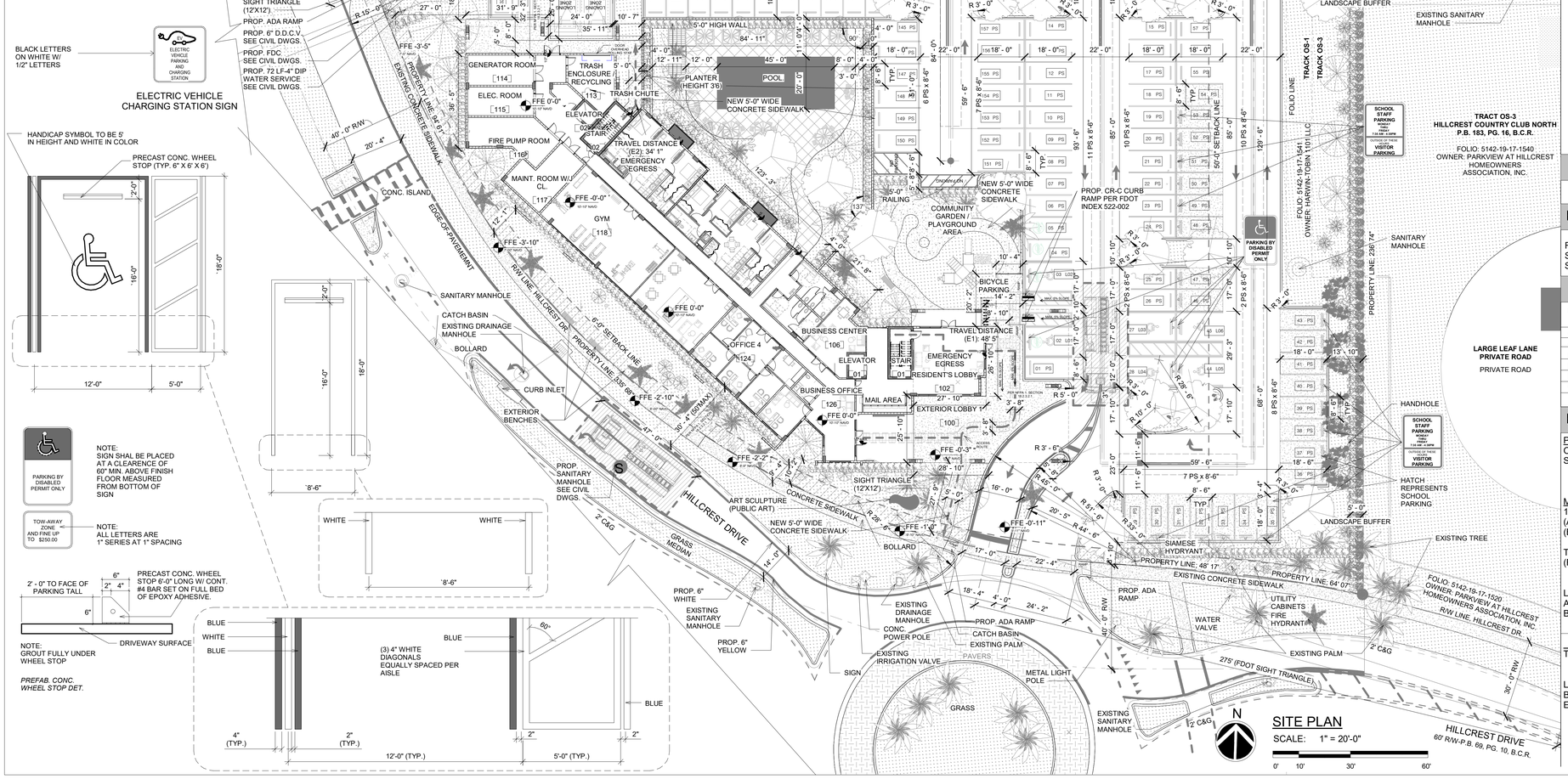
UNIT TYPE	DESCRIPTION	PROJECT TOTAL (%)	UNIT AREA (SF)	BALCONY AREA	TOTAL UNITS
A1	1B/1B	58 %	650	43	64
A2	1B/1B	6 %	675	43	7
B1	2B/2B	11 %	987	43	12
B2	2B/2B	12 %	865	43	13
B3	2B/2B	6 %	984	43	6
C1	3B/2B	7 %	1080	43	8
			TOTAL UNITS IN PROJECT		110 (100%)

PROPOSED PARKING:

PARKING REQUIREMENTS:	CRITERIA:	REQUIRED
OFFICE: 744 SF	1 PER 250 SF	3 SPACES
SCHOOL/VISITOR PARKING SPACES:		24 SPACES

MULTI-FAMILY	CRITERIA:	REQUIRED:
110 TOTAL UNITS		
(A1-A2) 71 UNITS	1.0 SPACE / UNIT	71 SPACES
(B1-B2-B3-C1) 39 UNITS	1.5 SPACE / UNIT	58.5 SPACES
TOTAL PARKING SPACES REQUIRED (RESIDENTIAL+OFFICE+SCHOOL):		157 SPACES
LOADING SPACES REQUIRED:		2 SPACES
ADA SPACES REQUIRED:		6 STANDARD SPACES
BICYCLE PARKING REQUIRED:	1 SPACE / 20 REQ PS=157/20	8 SPACES

	PROVIDED:
TOTAL PARKING SPACES PROVIDED:	157 SPACES (TOTAL) (INCL. 6 ADA SPACES)
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
EV READY STALLS PROVIDED:	4 SPACES



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REVISIONS:

No.	Description	Date

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

SHEET NO:

A-101

SEE SHEET A-100 FOR CONTINUATION

50'-0" SETBACK LINE

LOADING AREA/ TRASH COLLECTION VERTICAL HEIGHT CLEARANCE= 18' 0")

NEW 5'-0" WIDE CONCRETE SIDEWALK

DOOR OVERHEAD ROLLING 10'X8'

EMERGENCY EGRESS TRAVEL DISTANCE (E2): 34' 1"

NEW 5'-0" WIDE CONCRETE SIDEWALK

GENERATOR ROOM [114]

CORRIDOR 02 [110]

TRASH ENCLOSURE / RECYCLING [113]

ELEC. ROOM [115]

AC CLOSET [111]

TRASH CHUTE

ELEV. LOBBY [109]

ELEVATOR [02]

STAIR [02]

FIRE PUMP ROOM [116]

MAINT. ROOM W/J CL [117]

UNIT B2 865 SF

TERRACE

POOL

GYM [118]

KID PLAY AREA [119]

UNIT C1 1080 SF

TERRACE

CORRIDOR 01 [105]

COMMUNITY GARDEN / PLAYGROUND AREA

CORRIDOR 02 [106]

RSTRM M [108]

RSTRM W [107]

OFFICE 1 [121]

LEASING OFFICE [120]

OFFICE 2 [122]

OFFICE 3 [123]

OFFICE 4 [124]

BREAK ROOM [125]

RSTRM [127]

OFFICE [128]

382 SF

BUSINESS CENTER [106]

STAIR [01]

ELEVATOR [01]

ELEV. LOBBY [104]

MAIL AREA [103]

BUSINESS OFFICE [126] 744 SF

EXTERIOR LOBBY (OFFICE) [101]

EXTERIOR LOBBY 1 [100]

FOCAL POINT WALL

EMERGENCY EGRESS TRAVEL DISTANCE (E1): 48' 5"

RESIDENT'S LOBBY [102]

BICYCLE PARKING

SIGNAGE

PROPERTY LINE: 339.66'

N

OVERALL FLOOR PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
LEVEL 08	8	1	2		1	1	13
TOTAL	64	7	12	13	6	8	110

UNIT COUNTING
UNIT A1 = 64
UNIT A2 = 7
TOTAL **I/BED=71**

UNIT B1 = 12
UNIT B2 = 13
UNIT B3 = 6
TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

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RAFAEL TAPANES AR97696

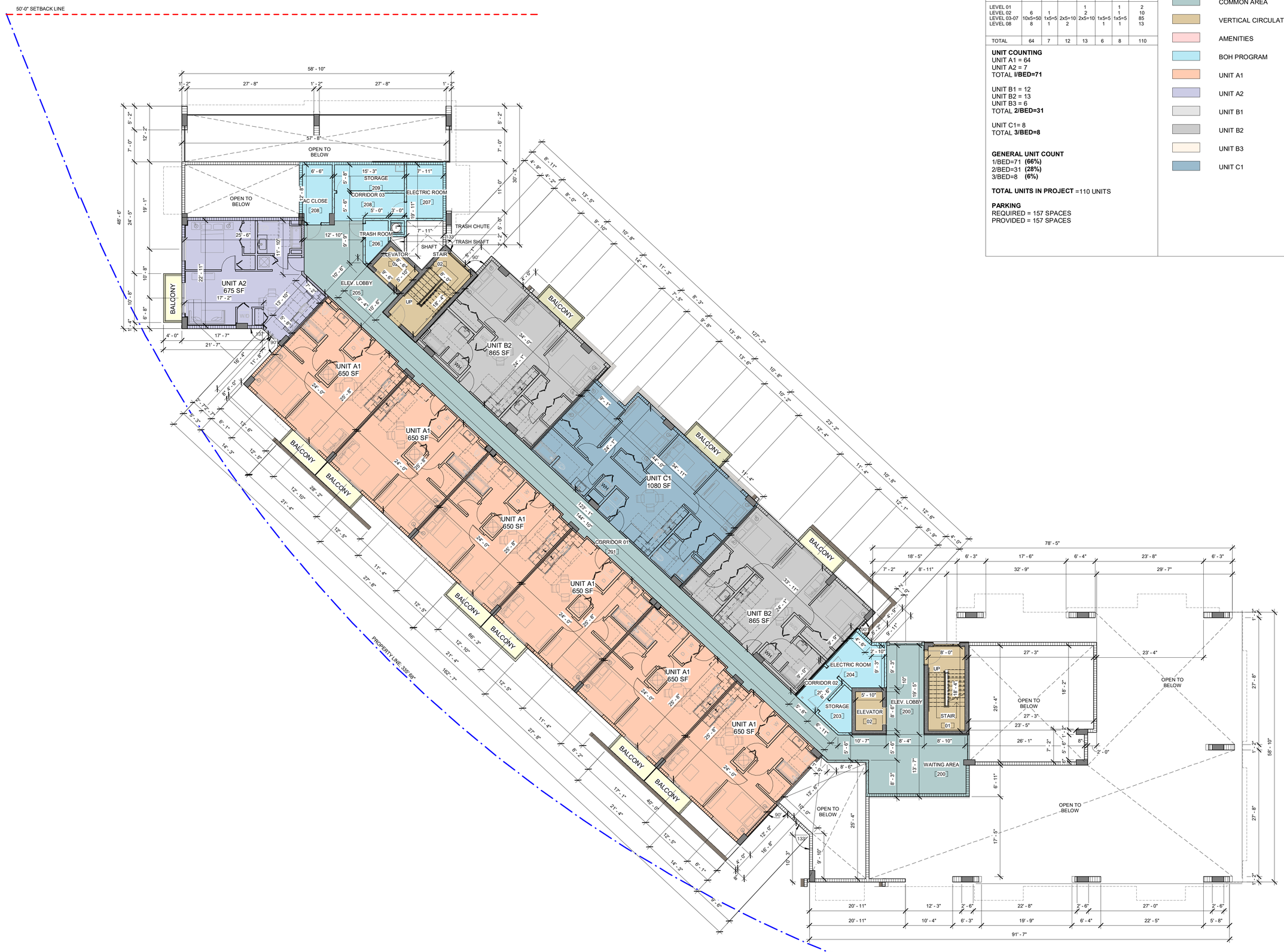
DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 01

SCALE: AS SHOWN

SHEET NO.

A-200



N

OVERALL FLOOR PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
LEVEL 08	8	1	2		1	1	13
TOTAL	64	7	12	13	6	8	110

UNIT COUNTING
UNIT A1 = 64
UNIT A2 = 7
TOTAL **I/BED=71**

UNIT B1 = 12
UNIT B2 = 13
UNIT B3 = 6
TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

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RAFAEL TAPANES AR97696

DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 02

SCALE: AS SHOWN

SHEET NO.

A-201

ATTACHMENT A
Application Package Part
II



GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
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UNIT B2 = 13
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TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

N

OVERALL FLOOR PLAN - LEVEL 03-07

SCALE: 1/8" = 1'-0"

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 03-07

SCALE: AS SHOWN

SHEET NO.

A-202



GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
LEVEL 08	8	1	2		1	1	13
TOTAL	64	7	12	13	6	8	110

UNIT COUNTING
UNIT A1 = 64
UNIT A2 = 7
TOTAL **I/BED=71**

UNIT B1 = 12
UNIT B2 = 13
UNIT B3 = 6
TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

N

OVERALL FLOOR PLAN - LEVEL 08

SCALE: 1/8" = 1'-0"

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

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RAFAEL TAPANES AR97896

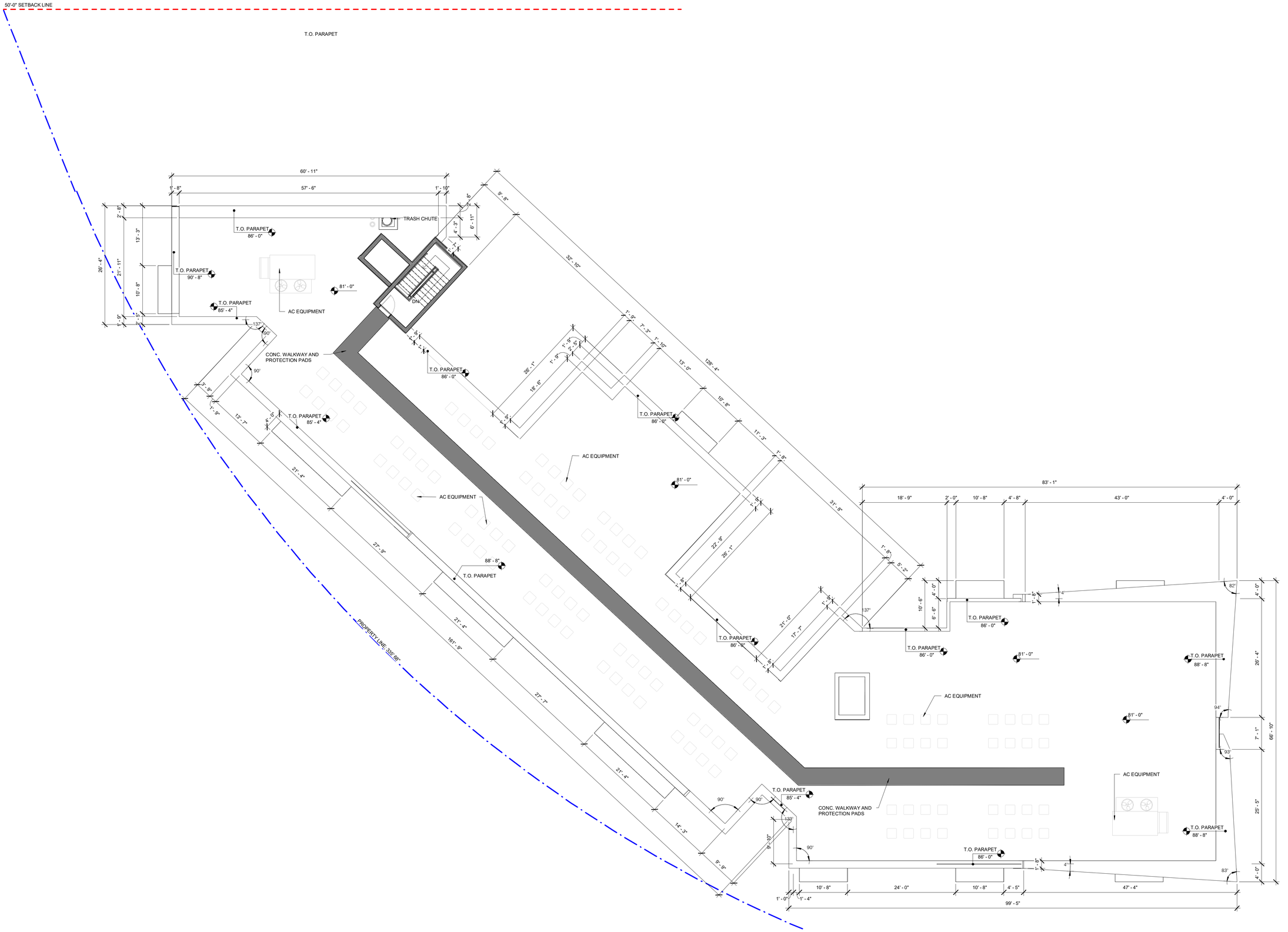
DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 08

SCALE: AS SHOWN

SHEET NO:

A-203



N

OVERALL ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

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1	Revision 1	02/12/2025

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

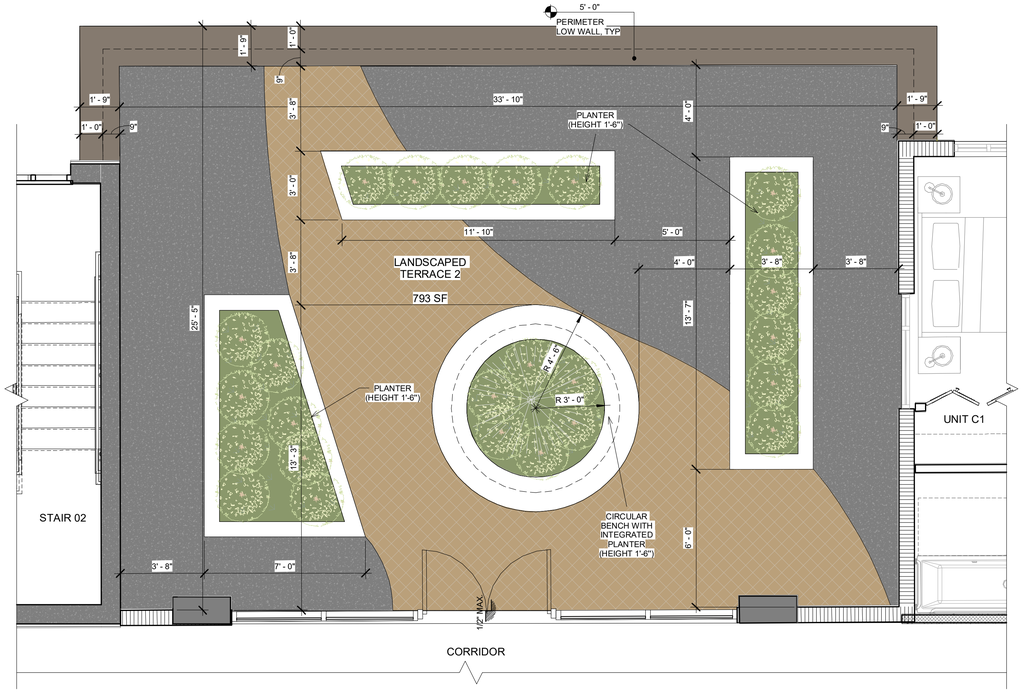
DISCIPLINE / SHEET TITLE:

OVERALL ROOF PLAN

SCALE: AS SHOWN

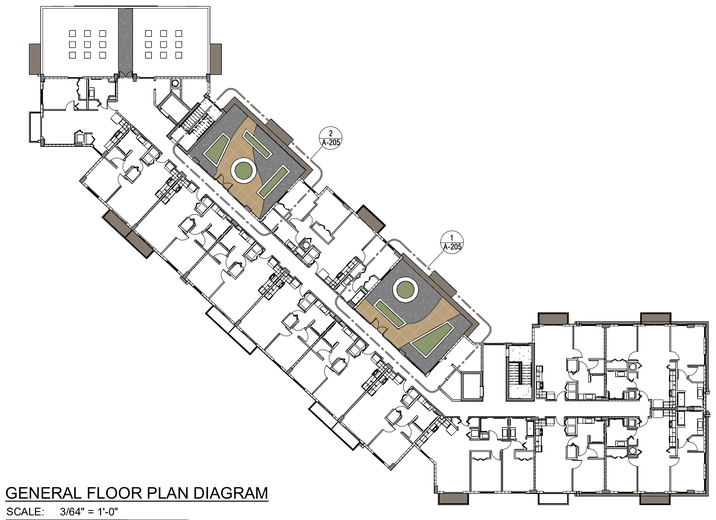
SHEET NO:

A-204



2 ENLARGED LANDSCAPED TERRACE-2. PLAN

SCALE: 3/8" = 1'-0"



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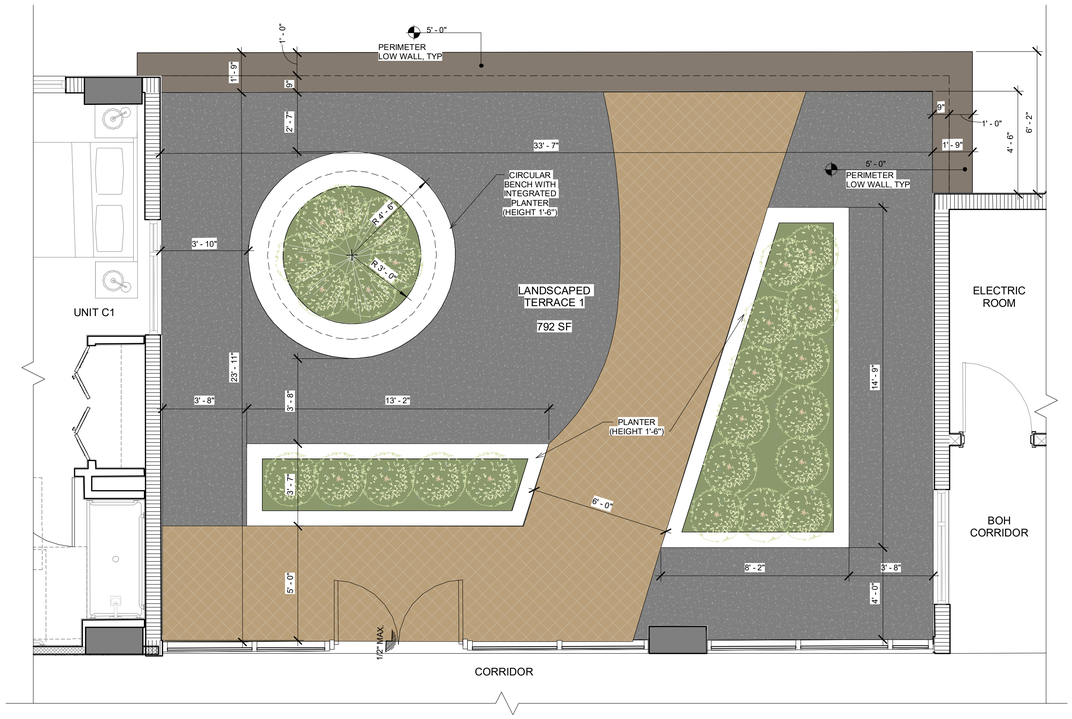
GENERAL FLOOR PLAN DIAGRAM

SCALE: 3/64" = 1'-0"

0' 10' 30' 60'



1 ENLARGED LANDSCAPED TERRACE-1 PLAN

SCALE: 3/8" = 1'-0"

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HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

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4577 N NOB HILL ROAD, SUITE 205
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SUITE 203
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O-786.536.2088
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REVISIONS:

No.	Description	Date
2	Revision 2	04/17/2025
3	Revision 3	06/26/2025

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

ENLARGED LANDSCAPED TERRACES PLAN

SCALE: AS SHOWN

SHEET NO.

A-205

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL	6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
2	STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4A	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4C	CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5B	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM.1/2" VERTICAL RODS TO REJECT 4" OBJECTS	7	SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN
9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE
		12	GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

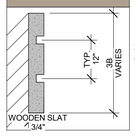
2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

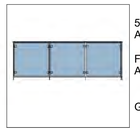
7032- WARM STONE

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



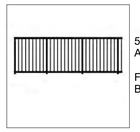
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

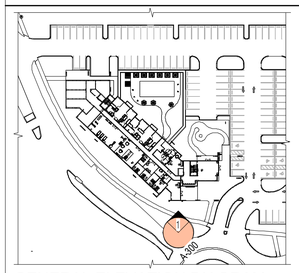


6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM (SOUTH ELEVATION-1)



1 SOUTH ELEVATION - 1
SCALE: 1/8" = 1'-0"



1. COLORED BUILDING ELEVATION -SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

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REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025
3	Revision 3	06/26/2025

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION-SOUTH ELEVATION 1

SCALE: AS SHOWN

SHEET NO:

A-300

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL	6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
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8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN
9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE
		12	GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

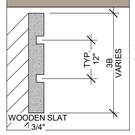
2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

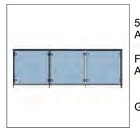
7032- WARM STONE

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



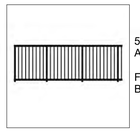
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK



6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

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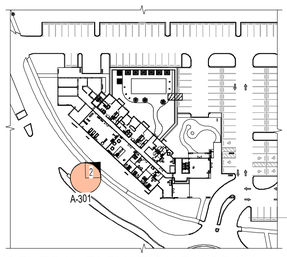
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM (EAST ELEVATION-1)



2 PARTIAL EAST ELEVATION - 1
SCALE: 1/8" = 1'-0"



2. COLORED BUILDING ELEVATION-PARTIAL EAST ELEVATION-1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

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REVISIONS:

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION-PARTIAL EAST ELEVATION 1

SCALE: AS SHOWN

SHEET NO:

A-301

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL	6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
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8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN
9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE
		12	GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

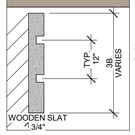
2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

7032- WARM STONE

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



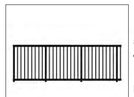
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

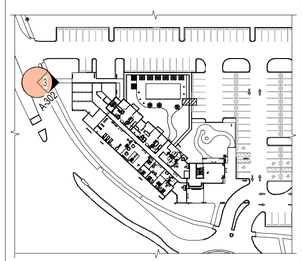


6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

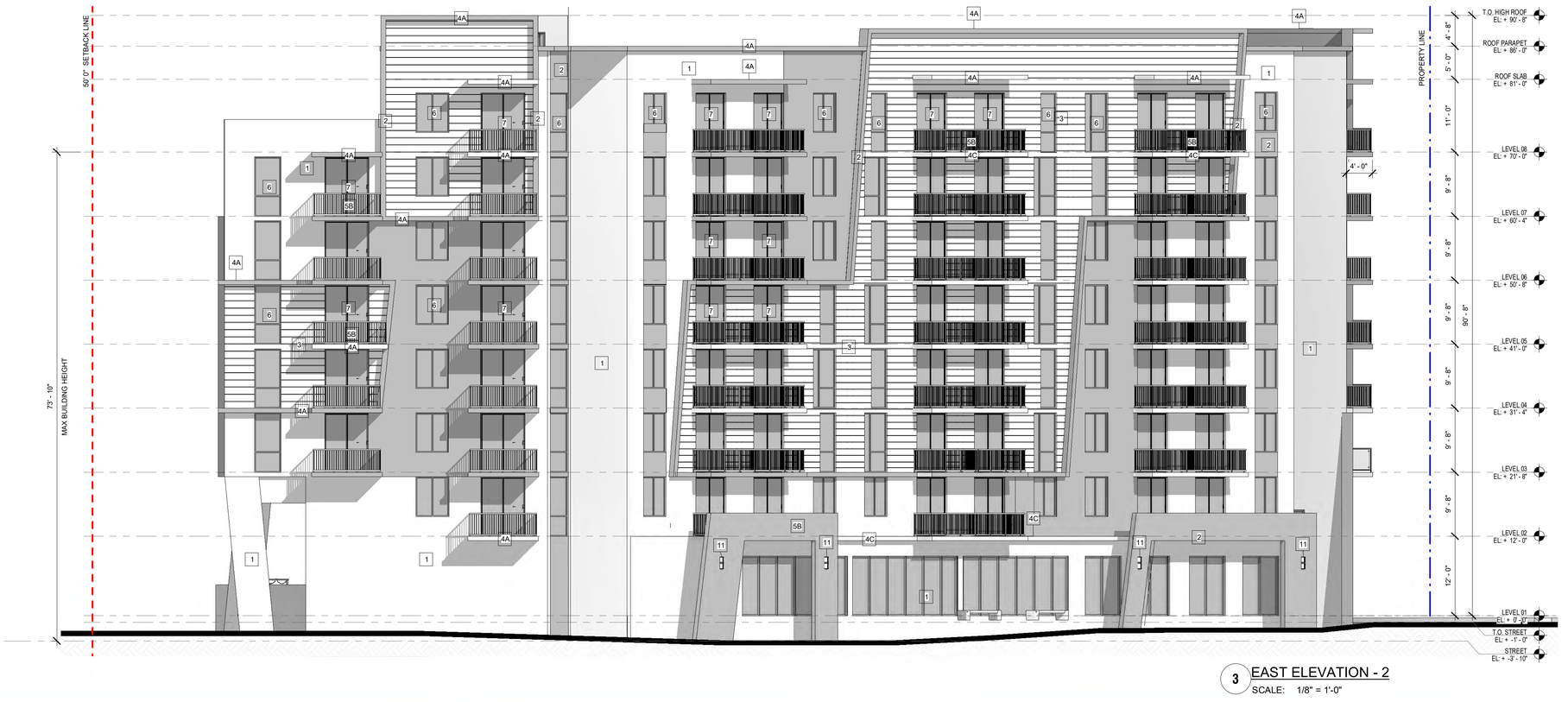
FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM (EAST ELEVATION-2)



3 EAST ELEVATION - 2
SCALE: 1/8" = 1'-0"



3. COLORED BUILDING ELEVATION-EAST ELEVATION - 2
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION-EAST ELEVATION 2

SCALE: AS SHOWN

SHEET NO:

A-302

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL	6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)	8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN
2	STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4A	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4C	CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5B	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM.1/2" VERTICAL RODS TO REJECT 4" OBJECTS	7	SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)	9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE
												12	GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

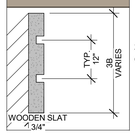
2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

7032- WARM STONE

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



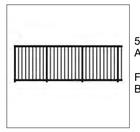
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

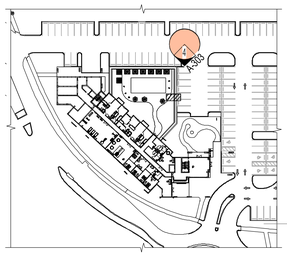


6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM (NORTH ELEVATION-1)



4 NORTH ELEVATION - 1
SCALE: 1/8" = 1'-0"



4. COLORED BUILDING ELEVATION-NORTH ELEVATION - 1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - NORTH ELEVATION 1

SCALE: AS SHOWN

SHEET NO:

A-303

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL	6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
2	STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4A	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7032- WARM STONE)	4C	CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5B	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM.1/2" VERTICAL RODS TO REJECT 4" OBJECTS	7	SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN
9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE
		12	GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

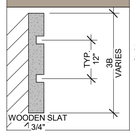
2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

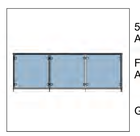
7032- WARM STONE

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



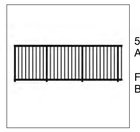
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

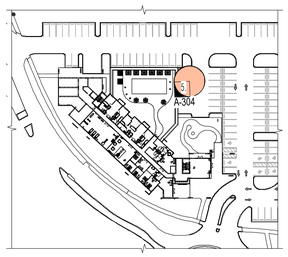


6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM (WEST ELEVATION-1)



5 PARTIAL WEST ELEVATION - 1
SCALE: 1/8" = 1'-0"



5. COLORED BUILDING ELEVATION-PARTIAL WEST ELEVATION 1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS

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e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
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SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - PARTIAL WEST ELEVATION 1

SCALE: AS SHOWN

SHEET NO.

A-304

ELEVATION LEGEND

1	PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)	3	W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT	4B	BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)	5A	42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL
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6	WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)	8	IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.	10	STAIR SHAFT SCREEN		
7	SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)	9	ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN	11	LIGHT FIXTURE		
				12	GREEN WALL (VEGETATION)		

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

2A - STUCCO FINISH W/ ACCENT PAINT COLOR

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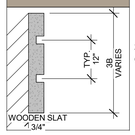
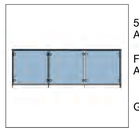
3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR



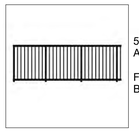
3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT



5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE



5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK



6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

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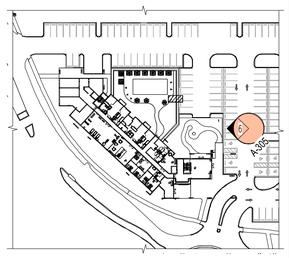

GENERAL ELEVATION DIAGRAM (WEST ELEVATION-2)



6 WEST ELEVATION - 2
SCALE: 1/8" = 1'-0"



6. COLORED BUILDING ELEVATION-WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS

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CLIENT / PROJECT:

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CONSULTANTS:

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Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - WEST ELEVATION 2

SCALE: AS SHOWN

SHEET NO:

A-305



01 RENDER 01 (SOUTH FACADE)
SCALE: N/A



02 RENDER 02 (SOUTH-EAST FACADE)
SCALE: N/A



03 RENDER 03 (NORTH-EAST FACADE)
SCALE: N/A



04 RENDER 04 (SOUTH-EAST FACADE)
SCALE: N/A

FINAL TAC (NOT FOR CONSTRUCTION)

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

3D VIEW

SCALE: AS SHOWN

SHEET NO:

A-1000

AFFIDAVIT OF LAND SURVEYOR

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared John F. Pulice, PSM, who being first duly sworn by me, deposes and says:

1. Affiant is the President of Pulice Land Surveyors, Inc.

2. Pulice Land Surveyors, Inc. is an authorized surveying and mapping company in the State of Florida.

3. I have reviewed the legal description for the following three parcels:

   a. Property with Broward County Folio Number: 514219171541 ("Parcel 1");
   b. Property with Broward County Folio Number: 514219171651 ("Parcel 2"); and
   c. Property with Broward County Folio Number: 514219270034 ("Parcel 3").

4. I have reviewed the legal descriptions in the following documents to determine whether Parcel 1, Parcel 2, or Parcel 3 are described therein:

   a. Declaration of Restrictions dated March 2, 1976 and recorded March 10, 1976 in the Public Records of Broward County, Florida at OR Book 6515, PG 916, re-recorded March 23, 1976 in the Public Records of Broward County, Florida at OR Book 6529, PG 709.
      i. Parcel 1 and Parcel 2 are included within the legal description.

   b. Developer Affidavit, dated October 29, 2009, recorded at Instrument 109037853, OR BK 46744, Page 983 of the Official Records of Broward County, Florida
      i. Parcel 1 and Parcel 2 are included in the legal description in Exhibit A.

   c. First Amended and Restated Developer Affidavit, dated June 17, 2016, recorded at Instrument 113841558 and re-recorded at Instrument 113769743 of the Official Records of Broward County, Florida.
      i. Parcel 1 and Parcel 2 are included in the legal within Exhibit A.
      ii. Only Parcel 1 is included in the legal within Exhibit B.

   d. Declaration of Restrictive Covenants, dated March 26, 2009, recorded at Instrument 108516219, OR BK 46115, Page 669 of the Official Records of Broward County, Florida.
      i. Parcels 1 and 2 are included in the legal within Exhibit A.
      ii. Parcel 1 is included in the legal description within Exhibit B recorded at page 677. However, Parcel 1 is not included in the legal description within Exhibit B recorded starting at page 678.

e. Amendment to Declaration of Restrictive Covenant dated August 9, 2016 recorded in Official Records Instrument No. 113886678
    i. Does not affect Parcels 1, 2 or 3.

f. Second Amendment to Declaration of Restrictive Covenants dated August 1, 2019 in Official Records Instrument No. 116271897
    i. Does not affect Parcels 1, 2 or 3. (This amendment also addresses road improvements)

g. Third Amendment to Declaration of Restrictive Covenants dated November 10, 2020 and recorded in Official Records Instrument No. 117095252
    i. Does not affect Parcel 1, 2 or 3. (This amendment also addresses road improvements)

h. Declaration of Restrictive Covenants, dated June 17, 2016, recorded at Instrument 113769741 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841556 of the Official Records of Broward County, Florida
    i. Parcel 1 and Parcel 2 are included within the legal description in Exhibit A;
    ii. Parcel 3 is not included within the legal description in Exhibit A; and
    iii. Parcel 1, Parcel 2, and Parcel 3 are not included within the legal description in Exhibit C.

i. Declaration of Restrictive Covenants, dated June 17, 2016, recorded at Instrument 113769742 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841557 of the Official Records of Broward County, Florida
    i. Parcel 3 is not included in the legal description in Exhibit A.
    ii. Parcels 1,2, and 3 are not included in the legal description in Exhibit B.

j. Declaration of Restrictive Covenants, dated August 9, 2016, recorded at Instrument 113886677 of the Official Records of Broward County, Florida
    i. Parcels 1 and 2 are included in the legal within Exhibit A.

k. Declaration of Restrictive Covenants, dated September 26, 2016, recorded at Instrument 113956146 of the Official Records of Broward County, Florida
    i. Parcels 1, 2 and 3 are not included in the legal description.

l. (Corrective) Declaration of Restrictive Covenants, dated September 26, 2016, recorded at Instrument 113956147 of the Official Records of Broward County, Florida.
    i. Parcels 1, 2 and 3 are not included in the legal description.

m. Bldg. 21 Rev AE 9 18 17- Caufield & Wheeler, Inc. legal dated 9/18/17
    i. Parcels 1, 2 and 3 are not included in the legal description.

n. Ordinance No. O-2013-11
    i. Parcels 1, 2 and 3 are not included in the legal description in Exhibit A.

FURTHER AFFIANT SAYETH NOT.

STATE OF Florida)
) ss.
COUNTY OF Broward

Sworn to and subscribed before me this 17th day of June, 2025, by means of ☑ physical presence or ☐ online notarization this 17th day of June, 2025, by John F. Palice. He is personally known to me or has produced _____ as identification.

Ida Jane Storms
Notary Public
Printed Name: Ida Jane Storms

My commission expires:
December 20, 2026

IDA JANE STORMS
Notary Public - State of Florida
Commission # HH 314393
My Comm. Expires Dec 20, 2026
Bonded through National Notary Assn.

INSTR # 113769741 Page 1 of 9, Recorded 06/22/2016 at 03:25 PM
Broward County Commission, Deputy Clerk ERECORD

Return to: (enclose self-addressed stamped envelope)

Name: William W. Riley, Jr., Esq.

Address:
Gray Robinson, P.A.
333 SE 2nd Avenue, Suite 3200
Miami, Florida 33131

This Instrument Prepared By:
William W. Riley, Jr., Esq.
Gray Robinson, P.A.
333 SE 2nd Avenue, Suite 3200
Miami, Florida 33131

(Space above this line reserved for recording office use)

* This Declaration is being re-reocrded to include Exhibit "A", "B" and "C" *

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") is executed this 17th day of June, 2016 by Hillcrest Country Club, Limited Partnership, a Delaware limited partnership, whose address is Three Park Place, Annapolis, MD 21401 ("Owner"), which holds the fee simple title to the Hillcrest Golf & Country Club located in the City of Hollywood ("City"), Broward County, Florida ("County"), as legally described in Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Owner desires to redevelop the Property in substantial conformity with the residential and recreational uses depicted and described on the concept development plan attached hereto and incorporated herein as Exhibit "B" ("Concept Plan"); and

WHEREAS, the redevelopment program includes residential uses on portions of the Property currently utilized as an eighteen (18) hole golf course as legally described in Exhibit "C" attached hereto and made a part hereof ("Golf Course"); and

WHEREAS, the Golf Course is subject to development restrictions that limit its use to golf course and/or recreational uses pursuant to that Declaration of Restrictions dated March 2, 1976, and recorded on March 10, 1976 in the Public Records of Broward County, Florida at Official Records Book 6515, Page 916, and re-recorded on March 23, 1976 in the Public Records of Broward County, Florida at Official Records Book 6529, Page 709 (collectively referred to hereinafter as the "Original Declaration"); and

WHEREAS, Owner is seeking to modify the Original Declaration to permit residential uses on the Golf Course, in substantial conformity with the Concept Plan, by securing written instruments signed by at least a majority of the owners of co-operative and condominium units located within the Hillcrest Planned Unit Development ("Hillcrest PUD"); and

WHEREAS, the redevelopment of the Property is subject to the terms and conditions of that certain Developer Affidavit dated October 29, 2009, and recorded on December 18, 2009 in the Public Records of Broward County, Florida at Official Records Book 46744, Page 983, as amended by the First Amended and Restated Developer Affidavit; and

WHEREAS, in consideration of the written instruments proposed for execution by the owners of co-operative and condominium units located within the Hillcrest PUD, which would permit the planned redevelopment of the Property in substantial conformity with the Concept Plan, Owner voluntarily executes this Declaration to assure that the concessions offered by Owner to the owners of co-operative and condominium units located within the Hillcrest PUD are memorialized and enforceable.

NOW, THEREFORE, the undersigned agrees and covenants to the following:

1. Recitals. The above recitals are true and correct and are incorporated herein.

2. The Development Program. The Property may be developed in substantial conformity with the Concept Plan. The residential improvements to the Property shall be limited to a maximum of 645 single-family residential units, which may be comprised of both attached and detached dwelling units, situated generally within the residential development areas depicted and described on the Concept Plan. The recreational improvements to the Property shall include, but are not limited to, the following: (1) neighborhood parks with ancillary structures such as walking paths and rest areas; (2) water bodies and wet and dry retention areas; (3) a clubhouse for the use and enjoyment of the current and future owners of residential units located in the Hillcrest PUD; and (4) tennis courts for the use and enjoyment of the current and future owners of residential units located in the Hillcrest PUD. The recreational improvements shall be situated generally within the recreational development areas depicted and described on the Concept Plan.

   For purposes of this Declaration, the term "substantial conformity" shall mean that the development density and intensity as depicted and described on the Concept Plan have not "materially changed". The Concept Plan shall be deemed to have "materially changed" only if: (1) the residential density exceeds 645 units; (2) the number of buildings shown on the Concept Plan have increased by more than 20%; and (3) the height of buildings exceeds thirty-eight (38) feet when measured from finish ground floor elevation to median roof elevation. Without limiting the foregoing, the Property shall also be deemed to be developed in substantial conformity with the Concept Plan in the event the location, orientation, configuration, engineering features and architectural features of the proposed residential improvements are modified (i) to comply with governmental regulations, mandates, approvals, development agreements and all other requirements necessary to obtain building and other applicable permits and (ii) as set forth in paragraph 6 of this Agreement.

3. Neighborhood Parks: Owner shall construct or cause to be constructed, at its sole cost and expense, the neighborhood parks depicted and described in Exhibit "D" attached hereto and made a part hereof as approved by all governmental agencies having jurisdiction over such matters ("Neighborhood Parks"). The Neighborhood Parks shall be legally described in a boundary survey prepared, signed and sealed by a Florida licensed surveyor that shall be incorporated within the final plat of the Property. The Neighborhood Parks shall be substantially completed no later than the issuance of a certificate of occupancy for any residential unit constructed on the Property, excluding model unit(s) and sale center(s). The Neighborhood Parks shall be operated and maintained as passive sites accessible to those residing within the Hillcrest PUD in accordance with the funding mechanisms described herein.

4. Clubhouse: Owner shall construct a new clubhouse for the exclusive use and enjoyment of those residing within the Hillcrest PUD. Said clubhouse shall, at a minimum, include an outdoor grill center and a multi-purpose room for meetings and parties. The clubhouse shall be substantially completed prior to the issuance of a certificate of occupancy for the first residential unit constructed on the Property, excluding model homes and sales centers. The term "substantially completed" as used in this paragraph 4 shall mean that the clubhouse has received a temporary certificate of occupancy or equivalent occupancy certificate from the City. Nothing contained herein shall prohibit or restrict Owner's ability to construct one or more additional clubhouses or other facilities on the Property for the exclusive use of residents of the residential units to be constructed on the Property.

5. Funding of Recreational Improvements and Amenity Usage Fees: The construction, maintenance, repair and operation of the of the recreational improvements substantially as depicted and described in the Concept Plan, including the Neighborhood Parks, clubhouse and tennis courts, shall be funded by Owner at its sole cost and expense. The maintenance, repair and operation of said recreational improvements shall be funded by one or more of the following: (i) a special taxing district, subject to approval by all governmental agencies having jurisdiction over such matters, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval of all governmental agencies having jurisdiction over such matters, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the City and County.

   However, in no event shall current and future owners of the existing residential units within the Hillcrest PUD, including their successors-in-interest and assigns, have any responsibilities or obligations to fund the construction, maintenance, repair or operation of said recreational improvements, either directly or indirectly, including monetarily contributing to a special taxing district, POA, CDD or other funding mechanism. Nothing contained herein shall prohibit or limit the ability to charge said residents usage fees for the tennis facility, which may include tennis and bocce ball courts, or deposits associated with use of the clubhouse facilities for special events

(i.e., private parties) as provided in the then-governing documents concerning clubhouse operations. A governing board shall be established for the purpose of, among other things, determining usage fees and applicable rules. Said governing board shall include representation from owners within the Hillcrest PUD.

6. Landscaping Obligations: The development program shall comply with all landscaping requirements approved by the City, including tree lining of streets within the Hillcrest PUD boundaries. Owner shall, at its sole cost and expense, install a landscaping buffer strip on the Property adjacent to the existing charter school playground located at 1101 Hillcrest Drive, Hollywood, Florida (the "Charter School"). Owner shall also install a landscaping buffer strip along the remaining boundaries of the Charter School playground, at its sole cost and expense, if permitted by the Charter School, the then owner(s) of the Charter School property and all applicable governmental agencies having jurisdiction over such matters.

7. Land Acquisition or Transfers: Nothing contained herein shall prohibit or limit Owner's ability to modify the location of the recreational improvements depicted and described on the Concept Plan, including park areas and clubhouse locations, if additional property or properties within the Hillcrest PUD are acquired or transferred by or between Owner and the owner of the Charter School. If the Charter School property is acquired by the Owner then the easement area presently located between Hillcrest Buildings 15 and 16 shall be evenly conveyed to the operative condominium associations for Hillcrest Buildings 15 and 16.

8. Entrance Features: Owner hereby agrees to construct the monument signs substantially as depicted and described in the Concept Plan at its sole cost and expense provided that the same are permitted by all governmental agencies having jurisdiction over such matters and permitted by private land owners holding a legal or equitable interest to the lands situated therein.

9. Tree Resources: Subject to approval by all governmental agencies having jurisdiction over such matters, inclusive of the regulations set forth in Chapters 106 and 155 of the City of Hollywood Code of Ordinances and Article 9 of the Land Development Regulations, Owner shall use reasonable efforts to preserve-in-place those specimen trees currently existing within the planned recreational and open areas depicted and described on the Concept Plan. If one or more such trees cannot be preserved-in-place then Owner shall use reasonable efforts to relocate the tree(s) within the planned recreational and open areas depicted and described on the Concept Plan. For purposes of this Declaration, the term "tree" shall mean a tree with any individual trunk that has a trunk diameter at breast height (DBH) of 18 inches or greater (or a circumference of 56.5 inches or greater) when measured at point 4 1/2 feet from the ground at natural grade. The following trees are not considered specimen: (1) Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to, mangos, avocados or species of citrus; (2) Non-native species of the genus Ficus; and (3) All multi-trunk palms except Paurotis

palm/Everglades palm (Acoelorrhaphe wrightii) and Reclinata palm (Phoenix reclinata), which have a minimum overall height of 15 feet.

10. Compensation for Construction, Related Impacts and Termination of Restrictive Covenant. Owner acknowledges that the construction of the Project generate a certain amount of dust and other construction related byproducts that will diminish the normal useful life of certain improvements within the Hillcrest PUD, including, but not limited to, building paint and landscaping. Moreover, Owner acknowledges that the termination of the development restrictions contained in the Original Declaration will reduce the aesthetics of, the benefits granted to, and value of, each of the individual co-operative and condominium units within the Hillcrest PUD. In consideration of those impacts, Owner agrees to pay $3,000,000.00 ("Total Contribution") to be used by the cooperative and condominium associations within each building located within the Hillcrest PUD solely for current operating expenses and/or capital expenditures for the acquisition, construction, management, maintenance (including repairs and restorations) and care of the common property each manages on behalf of the individual co-operative and condominium unit owners located within the Hillcrest PUD. The Total Contribution shall be paid as follows: (1) $25,000.00 that paid to the law firm of Eisinger, Brown, Lewis, Frankel & Chaiet, P.A. on or about August 13, 2014 on behalf of the Hillcrest Presidents' Committee (being the committee of at least five (5) or higher number of presidents of the homeowners, co-operative and condominium owners associations within the Hillcrest PUD and hereinafter referred to as the "Committee") for legal services provided to the Committee concerning this Declaration and related matters thereto for the benefit of the individual co-operative and condominium unit owners located within the Hillcrest PUD shall be treated as being paid as part of the Total Contribution; (2) $500,000.00 shall be paid to the Committee within ten (10) calendar days following verification that written instruments have been signed by at least a majority of the owners of co-operative and condominium units located within the Hillcrest PUD modifying the Original Declaration to permit the development of the Property in substantial conformity with the Concept Plan; (3) $2,475,000.00 shall be paid to the Committee within ten (10) calendar days following final approval of the Concept Plan (i.e., Site Plan) by the City together with the expiration of all appeal periods. The Total Contribution less those funds utilized for legal services as described in subsections (1) above ("Contribution") shall be divided among the cooperative and condominium associations within each building located within the Hillcrest PUD as follows: each of the cooperative and condominium associations shall be entitled to receive that portion of the Contribution equal to the percentage achieved by dividing the number of cooperative and condominium units in the building managed by such cooperative and condominium association by the total number of cooperative and condominium units in all buildings located within the Hillcrest PUD. All payments made by the Owner comprising the Total Contribution are nonrefundable upon payment.

11. Breach or Default. A breach or default of the terms of this Declaration may only be alleged by the Committee and must be supported by a majority vote of all Committee

members. No owner within the Hillcrest PUD shall individually have any standing to allege any default under this Declaration or to enforce this Declaration. In the event that the Committee alleges that a breach or default of the terms of this Declaration has been committed by Owner, the Committee shall provide ten (10) business days' notice to Owner with an opportunity to cure the breach or default. If the breach or default is not cured within ten (10) business days, the Committee shall be entitled to pursue all available legal and equitable remedies to resolve the breach or default, including one or more actions to enjoin the redevelopment of the Property, and recover any and all damages, including reasonable attorney's fees and costs associated with pursued remedy, if any, either awarded by a court or paid by agreement. Notwithstanding the foregoing, the Committee may only seek to enjoin the construction of the Property pursuant to this Declaration if Owner fails to remit the payments to the Committee as required herein. Any such request to enjoin the construction of the Property pursuant to this Declaration by the Committee shall be limited to such time as the payment is past due and remains payable. Upon receipt of such payment in full, the Committee will promptly move to vacate any injunction order which may have been entered, and take all reasonable efforts as needed to have any such order dissolved or vacated.

12. Indemnification: Owner hereby agrees to indemnify the existing Hillcrest condominium associations and cooperatives for all reasonable costs and expenses attributable to repairing improvements to their respective properties that are damaged by Owner, its employees, consultants, contractors, subcontractors and licensees that occur during the planning and construction of the redevelopment program as described herein.

13. Original Development Program. Notwithstanding anything contained herein to the contrary, in the event the Concept Plan is not approved, or in the event Owner elects not to proceed with the development in substantial conformity with the Concept Plan, Owner may, at its sole election, elect to proceed with development of the Property in substantial conformity with the "Development Program" as defined in that certain Developer Affidavit dated October 29, 2009 recorded in the Public Records of Broward County, Florida at Official Records Book 46744, page 983, and all payments made under this Declaration shall be deemed payments under said Developer Affidavit, as amended.

14. Covenant Running with the Land. This Declaration shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Broward County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors, successors-in-interest and assigns until such time as the same is modified or released as set forth herein. These restrictions shall be for the benefit of, and limitation upon, all present and future owners of the Property and all present and future owners of residential units located within the Hillcrest PUD.

15. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it commencing on the date of this Declaration is recorded and running for a period of thirty (30) years from the recordation date after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property and at least eighty (80%) percent of the then residential unit owners located within the Hillcrest PUD has been recorded agreeing to change this Declaration in whole or in part. In the event that the redevelopment program of the Property as described herein is abandoned by the Owner, this Declaration shall be rescinded upon written a request of the Committee if such requested is supported by a majority of all Committee members. For purposes of this Declaration, the redevelopment program shall be deemed to be "abandoned" by the Owner only if the following occurs: (1) there are no governmental applications or other requests seeking an initial or final development order pending on the Property for a period of thirty-six (36) months following the final approval of the Concept Plan by the City Commission and the expiration of all appeal periods and, if one or more appeals are initiated, the final disposition of said appeal(s); (2) no sales of newly constructed residential units on the Property have occurred; and (3) the inactivity or delay in construction is not caused by the occurrence of a Force Majeure. For purposes of this Declaration, the term "Force Majeure" shall mean a cause or event that is not reasonably foreseeable or otherwise caused by or under the control of the party claiming Force Majeure, including acts of God, fires, floods, explosions, riots, wars, hurricane, sabotage terrorism, vandalism. accident, restraint of government, governmental acts, injunctions, labor strikes and other like events that are beyond the Owner's reasonable anticipation and control, despite the Owner's reasonable efforts to prevent, avoid, delay, or mitigate the effect of such acts, events or occurrences, and which events or the effects thereof are not attributable to the Owner's failure to perform its obligations under this Declaration.

16. Enforcement: Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both. Owner acknowledges that the Committee is a party to this Declaration and has legal standing to enforce the terms and provisions contained herein. Owner further acknowledges that Committee members shall not be held personally liable for any acts or omissions relative to their duties as members of the Committee and/or functions of the committee.

17. Venue: Venue for any action seeking to enforcement any covenants set forth herein shall solely be in Broward County, Florida.

18. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed

to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

19. Presumption of Compliance. Where construction of the Project has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City (or any successor municipal corporation), and inspections made and approval of occupancy given by the City (or any successor municipal corporation), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

20. Severability. Invalidation of any one of these covenants, by judgment of court, shall not necessarily affect any other provisions that shall remain in full force and effect.

21. Recordation and Effective Date. This Declaration shall only be recorded in the public records of Broward County, Florida following final site plan approval by the City Commission and the expiration of all applicable appeal periods associated therewith that permit the Property to be constructed with the improvements described herein. This Declaration shall become effective immediately upon recordation. A recordation of this Declaration prior to final site plan approval and the expiration of all appeal periods associated therewith is expressly prohibited and shall be subject to release at Owner's sole discretion.

22. Owner. The term Owner shall include the owner of the Property and its heirs, successors-in-interest and assigns.

EXECUTION PAGE FOLLOWS

OWNER
HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP, a Delaware limited partnership

By: **HILLCREST COUNTRY CLUB, INC.**, a Delaware corporation, its General Partner

By: _____
Name: Mark McManus
Its: Secretary/Treasurer

STATE OF Maryland)
) ss.:
COUNTY OF Washington)

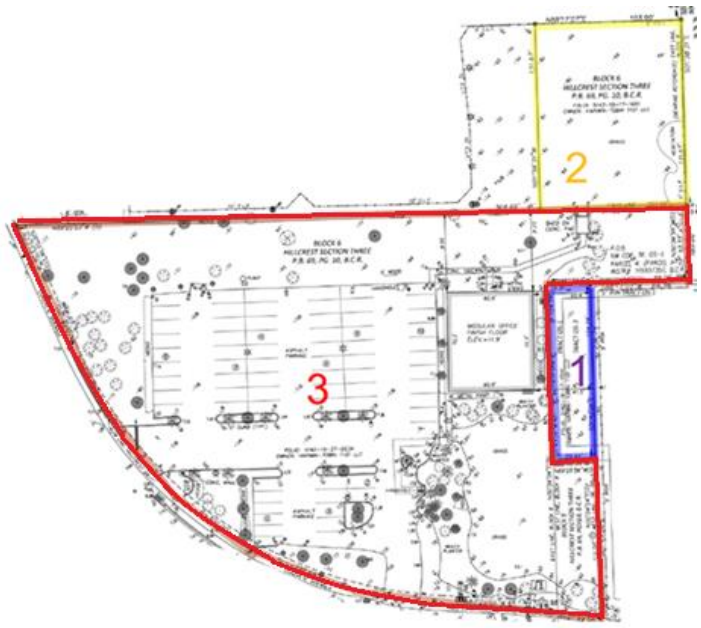
The foregoing instrument was acknowledged before me this 17th day of June, 2016, by Mark McManus, as Secretary/Treasurer of Hillcrest Country Club, Inc., a Delaware corporation, the general partner of Hillcrest Country Club, Limited Partnership, a Delaware limited partnership, freely and voluntarily on behalf of said partnership. He/she is personally known to me or has produced Drivers License as identification.

Notary Signature: _____
Print Name: Nancy E. Wood
Notary Public, State of Maryland
My commission expires: 6-19-2020

ATTACHMENT A
Additional Documents
for Application Package
Part II

The City's Development Services department requested a summary review of the below declarations in connection with the proposed affordable housing development located at 1101 Hillcrest Drive ("Hillcrest Village").

By way of background, Hillcrest Village is an attainable housing development that encompasses the three parcels outlined below as Parcel 1 (Blue), Parcel 2 (Yellow), and Parcel 3 (Red). The residential building, community amenities, and most of the parking will be located on Parcel 3; there will also be some parking located on Parcel 2:



Attached to this memorandum is an Affidavit of Land Surveyor dated June 17, 2025 ("Affidavit").

Declaration Review:

1. **Declaration of Restrictions dated March 2, 1976 and recorded March 10, 1976 in the Public Records of Broward County, Florida at OR Book 6515, Page 916, and re-recorded on March 23, 1976 in the Public Records of Broward County, Florida at OR Book 6529, Page 709 ("Declaration")**
    a. Parcels affected:
        i. Parcels 1 and 2 are included in this Declaration, *see* Affidavit ¶ 4.a.i.
    b. Scope of Declaration:
        i. Restricts property described in Declaration to golf course and recreation, unless majority of then owners agree to change covenant.
        ii. Contains reservation of rights for Owner to develop residential dwellings units under certain circumstances.
    c. Affidavits of Compliance with Declaration:
        i. **Developer Affidavit, dated October 29, 2009, recorded at Instrument 109037853, OR BK 46744, Page 983 of the Official Records of Broward County, Florida ("Original**

Affidavit")

1. Parcels affected:
    a. Parcels 1 and 2 are included in the legal description in Exhibit A, *see* Affidavit ¶ 4.b.i.
2. Scope of Affidavit:
    a. Superseded by First Amended Affidavit. See below.

ii. First Amended and Restated Developer Affidavit, dated June 17, 2016, recorded at Instrument 113841558 and re-recorded at Instrument 113769743 of the Official Records of Broward County, Florida ("Amended Affidavit")

1. Parcels affected:
    a. Exhibit A is the property owned by the affiant/Owner; Exhibit B is the property where approval needed to develop residential units; Exhibit C is the contribution agreement.
    b. Parcel 1 and Parcel 2 are included in the legal within Exhibit A, *see* Affidavit ¶ 4.c.i.
    c. Only Parcel 1 is included in the legal within Exhibit B, *see* Affidavit ¶ 4.c.ii.
2. Scope of Affidavit:
    a. Pursuant to paragraph 11, the Amended Affidavit supersedes the Original Affidavit.
    b. Pursuant to the Declaration, required to obtain majority approval for development plan. Amended Affidavit confirms approval obtained and details the contribution agreement provided.
    c. Plans attached to the contribution agreement in Exhibit C do not include Parcel 3.

2. Declaration of Restrictive Covenants, dated March 26, 2009, recorded at Instrument 108516219, OR BK 46115, Page 669 of the Official Records of Broward County, Florida. ("Original Declaration")

a. Parcels affected:
    i. Parcel 1 and Parcel 2 are included in the legal within Exhibit A, *see* Affidavit ¶ 4.d.i.
    ii. Parcel 1 is included in the legal description within Exhibit B recorded at page 677. However, Parcel 1 is not included in the legal description within Exhibit B recorded starting at page 678, *see* Affidavit ¶ 4.d.ii.
b. Scope of Original Declaration:
    i. Entered in conjunction with land use plan amendment.
    ii. Declarant/Owner – Hillcrest Country Club, LP.
    iii. For the benefit of Broward County.
    iv. Defines "Project" as the Hillcrest Golf & Country Club development.
    v. Outlines: (i) various roadway improvements to be developed prior to issuance of a certificate of occupancy for any residential use approved as part of the Project; (ii) an easement to be recorded prior to issuance of building permits for the Project;

and (iii) landscape design for the Project.

vi. Exhibit A is property owned by Declarant.

vii. Exhibit B is area of easement, which is for a "fifteen (15) foot wide strip along the northern edge of the Property for the purpose of expanding the public right-of-way along Washington Street…".

1. *See* section a. above where Exhibit B includes two different Exhibit Bs. The second Exhibit B, starting at page 678, appears to match the easement location per the Original Declaration. This second Exhibit B does not include any of the relevant parcels.

c. Amendments to this Original Declaration:

i. **Amendment to Declaration of Restrictive Covenant dated August 9, 2016 recorded in Official Records Instrument No. 113886678** ("First Amendment")

1. Declarant/Owner – Pulte Home Corporation.
2. Revisions to roadway improvements and timeline in Original Declaration.
3. Does not affect Parcels 1, 2, or 3, *see* Affidavit ¶ 4.e.i.

ii. **Second Amendment to Declaration of Restrictive Covenants dated August 1, 2019 in Official Records Instrument No. 116271897** ("Second Amendment")

1. Declarant/Owner – Pulte Home Company, LLC.
2. Revisions to roadway improvements and timeline in Original Declaration.
3. Does not affect Parcels 1, 2, or 3, *see* Affidavit ¶ 4.f.i.

iii. **Third Amendment to Declaration of Restrictive Covenants dated November 10, 2020 and recorded in Official Records Instrument No. 117095252**

1. Declarant/Owner – Pulte Home Company, LLC.
2. Revisions to roadway improvements and timeline in Original Declaration.
3. Owner agreed to post security for roadway improvements.
4. Does not affect Parcels 1, 2, or 3, *see* Affidavit ¶ 4.g.i.

3. **Declaration of Restrictive Covenants, dated June 17, 2016, recorded at Instrument 113769741 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841556 of the Official Records of Broward County, Florida.**

a. Parcels affected:

i. This declaration has four exhibits – Exhibit A is the "Property" owned by the declarant; Exhibit B is the "Concept Plan" to be developed; Exhibit C is the location of the real property where the houses for the development are located; Exhibit D is the location of the neighborhood parks to be constructed by developer.

1. Parcel 1 and Parcel 2 are included within the legal description in Exhibit A, *see* Affidavit ¶ 4.h.i.
2. Parcel 3 is not included within the legal description in Exhibit A, *see* Affidavit ¶ 4.h.ii.
3. Parcel 1, Parcel 2, and Parcel 3 are not included within the legal description in Exhibit C, *see* Affidavit ¶ 4.h.iii.

b. Scope of declaration:

i. Noted above, the declaration attaches a "Concept Plan" as Exhibit B. The declaration requires that the development be done in "substantial conformity" with the Concept Plan. The declaration then goes further to describe what it means to develop the Concept Plan in "substantial conformity":

> For purposes of this Declaration, the term "substantial conformity" shall mean that the development density and intensity as depicted and described on the Concept Plan have not "materially changed". The Concept Plan shall be deemed to have "materially changed" only if: (1) the residential density exceeds 645 units; (2) the number of buildings shown on the Concept Plan have increased by more than 20%; and (3) the height of buildings exceeds thirty-eight (38) feet when measured from finish ground floor elevation to median roof elevation. Without limiting the foregoing, the Property shall also be deemed to be developed in substantial conformity with the Concept Plan in the event the location, orientation, configuration, engineering features and architectural features of the proposed residential improvements are modified (i) to comply with governmental regulations, mandates, approvals, development agreements and all other requirements necessary to obtain building and other applicable permits and (ii) as set forth in paragraph 6 of this Agreement.

1. The requirements for being a "material change" are connected with the phrase "and" – thus, all three are required to qualify.

ii. In addition to not being a part of the legal for property owned by the declarant in Exhibit A, Parcel 3 also does not appear to be included in the Concept Plan attached to the declaration.

iii. It is our reading of the declaration that the development planned for Parcels 1 and 2 as part of Hillcrest Village (green space, drainage, parking) does not rise to the level of a "material change" as defined in the declaration and thus does not disrupt the declaration requirement that the Concept Plan be developed in "substantial conformity."

1. See also, City Ordinance O-2019-23, which Ordinance memorializes the land swap relating to Parcels 1 and 2, removing those Parcels from the subject site plan.
2. See also, paragraph 19 of the declaration which provides:

> 19. Presumption of Compliance. Where construction of the Project has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City (or any successor municipal corporation), and inspections made and approval of occupancy given by the City (or any successor municipal corporation), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

iv. Paragraph 15 of the declaration requires 80% approval for an amendment to this declaration from the then residential unit owners. Based on the above information detailing that (i) Parcel 3 is not a part of the declaration or Concept Plan; (ii) that Parcels 1 and 2 were removed from the ultimate site plan that constructed the Concept Plan; (iii) and/or that the Hillcrest Village development does not constitute a "material change" to the Concept Plan, it is our position that the proposed Hillcrest Village does not require any amendment to the declaration and therefore

the approval provision of paragraph 15 does not apply.

4. Declaration of Restrictive Covenants, dated June 17, 2016, recorded at Instrument 113769742 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841557 of the Official Records of Broward County, Florida.
    a. Parcel 3 is not included in the legal description in Exhibit A, *see* Affidavit ¶ 4.i.i.
    b. Parcel 1, Parcel 2, and Parcel 3 are not included in the legal description in Exhibit B, *see* Affidavit ¶ 4.i.ii.

5. Declaration of Restrictive Covenants, dated August 9, 2016, recorded at Instrument 113886677 of the Official Records of Broward County, Florida.
    a. Parcel 1 and Parcel 2 are included in the legal within Exhibit A, *see* Affidavit ¶ 4.j.i.
        i. See item 7. below- this declaration was corrected, and Parcel 1 and Parcel 2 were removed from the legal description.

6. Declaration of Restrictive Covenants, dated September 26, 2016, recorded at Instrument 113956146 of the Official Records of Broward County, Florida.
    a. Parcel 1, Parcel 2, and Parcel 3 are not included in the legal description, *see* Affidavit ¶ 4.k.i.

7. (Corrective) Declaration of Restrictive Covenants, dated September 26, 2016, recorded at Instrument 113956147 of the Official Records of Broward County, Florida.
    a. Parcel 1, Parcel 2, and Parcel 3 are not included in the legal description, *see* Affidavit ¶ 4.l.i.

8. Bldg. 21 Rev AE 9 18 17- Caufield & Wheeler, Inc. legal dated 9/18/17
    a. Parcels affected:
        i. Parcel 1, Parcel 2, and Parcel 3 are not included in the legal description, *see* Affidavit ¶ 4.m.i.

9. Ordinance No. O-2013-11
    a. Parcel 1, Parcel 2, and Parcel 3 are not included in the legal description in Exhibit A, *see* Affidavit ¶ 4.n.i.

10. Undated Declaration of Restrictive Covenants
    a. This document is unsigned, and no information was provided by the City as to whether this document has been executed and/or recorded. Note that the "Concept Plan" attached as Exhibit "B" shows that Parcel 3 is not included on this "Concept Plan."

ATTACHMENT B

Land Use and Zoning Map

1101 Hillcrest Dr. Folio No: 5142-19-27-0034, 5142-19-17-1651, 5142-19-17-1541



Legend

- Subject Property
- Irregular Regional (FLU) - Medium Residential (MRES)
- Planned Unit Development - Residential (PUD-R)

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ATTACHMENT C

Public Participation

Kelly Ray
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.333-4377
Email: kelly.ray@gmlaw.com

April 17, 2025

VIA EMAIL: rwhite@HollywoodFL.org

Reginald White
City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021

Re: Community Outreach Summary – 1101 Hillcrest Drive

Dear Mr. White:

On behalf of Tobin, Inc. and Housing Trust Group ("Applicant"), please consider this letter as a summary of community outreach efforts undertaken in relation to the applications filed to develop the +/- 2.45-acre property located at 1101 Hillcrest Drive ("Property") with a 120-unit multi-family project.

At 6:00 p.m. on March 5, 2025, we held a virtual community meeting. An invitation was sent to all property owners within the City's required notice radius. The notification package is attached as **Exhibit A**. We received approximately 54 RSVPs for the meeting, and approximately 37 interested parties participated in the meeting. The participant list is attached as **Exhibit B** and the RSVP list is attached as **Exhibit C**.

During the meeting, Julian Bobilev, Planner with Greenspoon Marder, LLP and Ariel Fraynd with Housing Trust Group, presented the development proposal using a PowerPoint presentation. The presentation materials are attached as **Exhibit D**. Below is a summary of topics brought up by participants:

- Traffic concerns
  - Response: Mr. Bobilev advised that the traffic study is currently being reviewed by the City. He advised we are still waiting for their review and whether or not the City will request any improvements required as part of the proposed project. Ms. Lercari, the project team's traffic engineer, was also on the meeting. Ms. Lercari confirmed that the City has their own traffic engineer reviewer that will look at everything submitted to verify if we need to analyze any specific intersections or prepare any mitigation, and we're still in that review process.
- Parking concerns
  - Response: Mr. Bobilev advised that we have a parking study prepared by the team's traffic engineer that is being reviewed by the City, and that they will let us know if they believe the proposed parking ratio is acceptable or not.

- Effect of the proposed development on the Parkview and Hillcrest communities relative to amenity access
    - Response: Mr. Bobilev advised that the project team is researching and reviewing the different covenants and association documents at this time, and that once we research this matter, we will follow up.
- Project access points
    - Response: Mr. Bobilev advised that there are two different driveways, one next to the roundabout and one at the north end of the building as well. The access at the south end is full access, with the northern access being right-in and right-out only.
- Examples of professions associated with proposed Area Median Income mixes
    - Response: Examples were provided from the Shimberg Study for the 60%- and 80%-income levels. It was indicated that the Shimberg Study doesn't include references for the 30% AMI level, and examples of that income level were provided such as cashier's, stockers at Publix, etc.
- Emphasis on units marketed toward medical personnel, firefighters, first responders, etc.
    - Response: It was clarified that there isn't a specific designation or reservation of units for these professions, but that best efforts will be made to market to medical personnel and first responders.
- Participants raised concerns about renters being located near a school
    - Response: Mr. Bobilev advised that people that rent need to be able to send their children to school as well.
- Residency screening criteria
    - Response: Mr. Fraynd advised that their management companies does full screening and background checks, as well as job verification and reference checks. Their developments also have extensive cameras and access control, and that the security of their developments is a top priority.
- Will the project be restricted to Florida residents
    - Response: Mr. Fraynd advised that there won't be a specific reservation, but that across their South Florida portfolio, the majority of their renters are Florida residents.
- Concerns about the columns holding up the building
    - Response: Mr. Betancourt and Mr. Diaz of the project team indicated the project is still in the design phase and that the capacity of the columns will be calculated at the proper time as the project continues forward in the approval process.
- Proposed impervious area variance
    - Response: Mr. Bobilev advised that regardless of the impervious ratio, the development must meet all applicable regulatory standards from the South Florida Water Management District, and any other applicable regulatory agencies. Mr. Betancourt confirmed that the drainage system will have to meet all required standards, and that an increase in impervious area does mean that we have to provide additional water quality for the site. Mr. Bobilev advised that typically new development improves drainage in the areas they are developed as flood standards change and get more strict over time.
- Where the project is at in the approval process
    - Response: Mr. Bobilev advised the project recently has a final Technical Advisory Committee meeting, and that the next steps will be the Planning and Development

Board followed by two (2) City Commission meetings.

- Estimated construction timeframe
    - Response: Mr. Fraynd advised that they anticipate construction to begin in approximately the first quarter of 2026.
- Have there been any grants, government grants, or subsidies provided to the developer for the project
    - Response: Mr. Bobilev advised that there have not been at this time, but that they will be needed for the project to work, and that affordable housing typically requires government assistance of some sort. Mr. Bobilev advised that there is a low income housing tax credit program where a developer essentially gets tax credits. Mr. Fraynd further advised that their other affordable developments obtained financing through the Florida Housing Finance Corporation, and that financing can allow them to charge below market rate rents.

The meeting concluded with Mr. Bobilev thanking everyone for attending the meeting. Mr. Bobilev advised that we have the email addresses of everyone that registered to attend the meeting, and that we would be looking into the association-specific questions and follow up to provide answers to those questions once we have them.

Community engagement led to refinements in the development, scaling back from the earlier proposal of 120 units and +/- 4,000 square feet of office to 110 units and +/-1,500 square feet of office, adjustments to parking location, and the elimination of a previously requested variance to exceed the maximum allowed impervious area. The revised project results in less traffic and less demand for parking, and enhanced green space for the development. The Applicant will be holding a second courtesy neighborhood meeting to discuss the revised plan.

Please contact me at (954) 333-4377 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray
For the Firm

Enclosures

EXHIBIT A
NOTIFICATION DOCUMENTATION


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Harwin-Tobin 1101 LLC
Project Name: 1101 Hillcrest Drive
FOR VIRTUAL MEETING LOGIN INFORMATION:
Shane.zalonis@gmlaw.com
MEETING DATE & TIME: 03/05/2025 @ 6:00 PM
Posted: 02/18/2025 By: Cutro


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Harwin-Tobin 1101 LLC
Project Name: 1101 Hillcrest Drive
FOR VIRTUAL MEETING LOGIN INFORMATION:
Shane.zalonis@gmlaw.com
MEETING DATE & TIME: 03/05/2025 @ 6:00 PM
Posted: 02/18/2025 By: Cutro

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: February 18, 2025

Applicant: Harwin-Tobin 1101 LLC

Legal Description: Portion of Blocks 6 & 9 of Hillwood Sec Three Plat as recorded in Plat Book 69 Page 10 and Parcel A-2 of Hillcrest Country Club North as recorded in Plat Book 183 Page 16 of the Public Records of Broward County, Florida.

Address or General Location: 1101 Hillcrest Drive

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of January 23, 2025 and the Planning Department, Civic Associations within 500 feet of the subject property, and the City Commission.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed February 18, 2025.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted February 18, 2025.

Thank You;

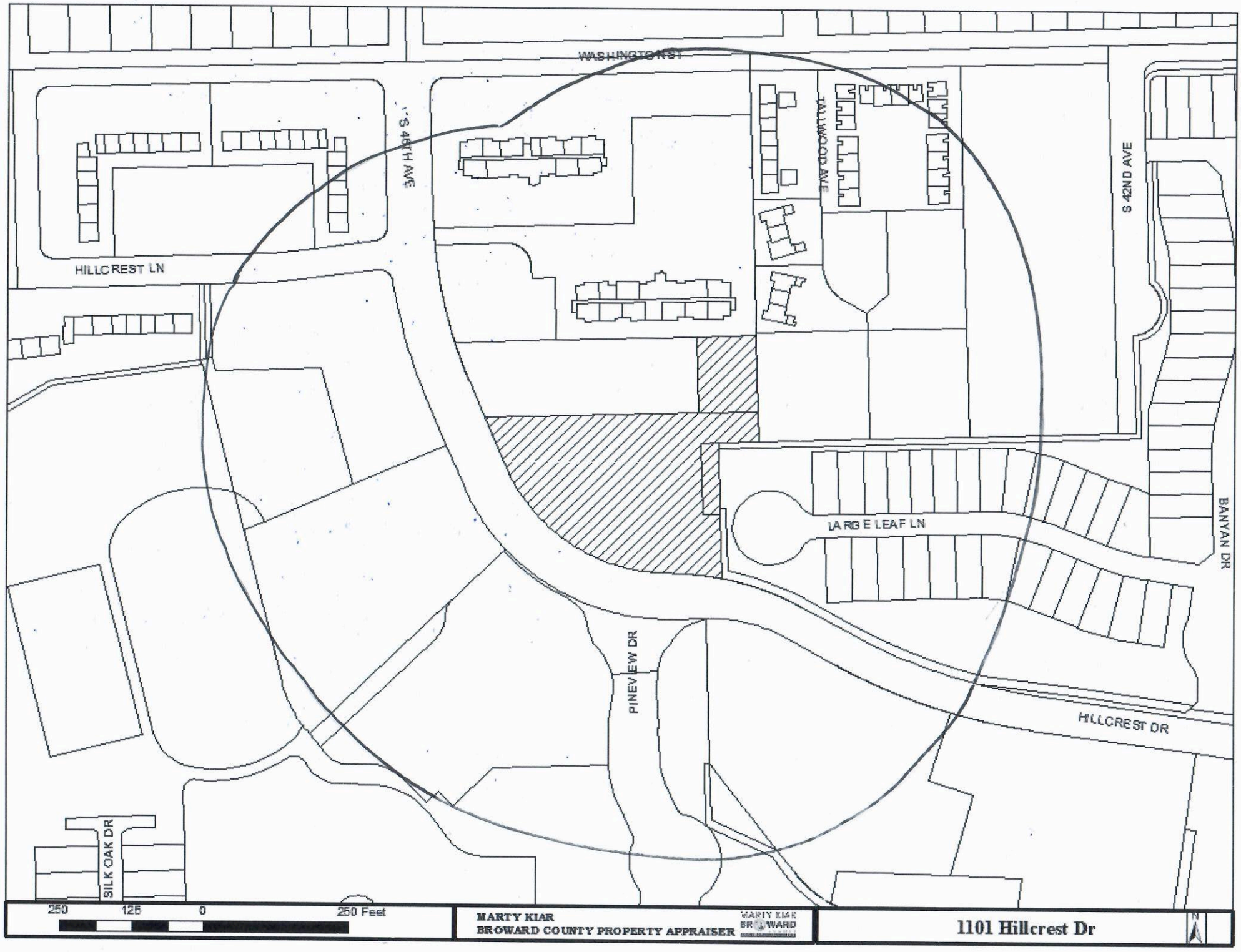
Christina Mathews

Sworn and subscribed before me this 18th day of February, 2025. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094389
Expires February 17, 2025
Bonded Thru Troy Fain Insurance

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


WASHINGTON ST
S 42ND AVE
HILLCREST LN
LARGE LEAF LN
BANYAN DR
PINEVIEW DR
HILLCREST DR
SILK OAK DR
250 125 0 250 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
1101 Hillcrest Dr

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514219000041	HILLCREST EAST #21 INC	4400 HILLCREST DR	HOLLYWOOD	FL	33021	7971	19-51-42BEG SE COR OF PAR A,HILLWOODSECTION ONE,SELY ALG SWLY BNDYOF LOT 1,BLK 8 HILLWOOD SECTIONTHREE 190.10,NWLY 125.04,NLY98 TO POB
514219120051	TALLWOOD ETAL% N.E.W. RECREATION ASSOCIATION	4309 MADISON ST	HOLLYWOOD	FL	33021		TALLWOOD AMENDED 64-39 BPARCELS 6 AND 7, LESS N 250.50'OF PARCEL 7AKA: REC AREA WITH FOL INTTALLWOOD NORTH 43.902436% INTTALLWOOD EAST 24.390246% INTTALLWOOD WEST 26.829268% INTCEDARWOOD 4.878050% INT
514219120060	HILLCREST PROPCO LLC	885 THIRD AVE 29 FLR	NEW YORK	NY	10022		TALLWOOD AMENDED 64-39 BPARCEL 8
514219170010	CHERINGTON,DAVID S & LAURA LCHERINGTON FAM REV TR	4400 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 1AKA: PARKVIEW AT HILLCREST
514219170020	FU,EUGENE S	4364 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 2AKA: PARKVIEW AT HILLCREST
514219170030	MOLINA-CASTANEDA,LISETH LORENA	11201 NW 73 ST	DORAL	FL	33178	2868	HILLCREST COUNTRY CLUB NORTH183-16 BLOT 3AKA: PARKVIEW AT HILLCREST
514219170040	MUCKLE,ANN MMUCKLE,RENEE M	4342 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 4AKA: PARKVIEW AT HILLCREST
514219170050	KOCHEN,ADRIANA	20401 NE 30 AVE #316	AVENTURA	FL	33180		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 5AKA: PARKVIEW AT HILLCREST
514219170060	ZAINE,CHARLES & PRISCILA	4320 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 6AKA: PARKVIEW AT HILLCREST
514219170070	GRATEROL,JHONNY	4302 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 7AKA: PARKVIEW AT HILLCREST
514219170080	SIMJA HILLCREST 26 LLC	942 NE 193 TER	MIAMI	FL	33179		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 8AKA: PARKVIEW AT HILLCREST
514219171420	MARTIN,MELISSA H/EMARTIN,MICHAEL & SANDRA ETAL	4273 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 142AKA: PARKVIEW AT HILLCREST
514219171430	LEVKOVSKIY,ALEXANDER H/EFINK,REGINA & LEVKOVSKIY,RUSLAN	4301 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 143AKA: PARKVIEW AT HILLCREST
514219171440	NOBOA,JULIO & MICHELLE	4317 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 144AKA: PARKVIEW AT HILLCREST
514219171450	SHTEYNGART,LEONID	4325 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 145AKA: PARKVIEW AT HILLCREST
514219171460	4337 LARGE LEAF LLC	4337 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 146AKA: PARKVIEW AT HILLCREST
514219171470	FUTERNICK,JULIE ROSEJULIE ROSE FUTERNICK LIV TR	4345 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 147AKA: PARKVIEW AT HILLCREST
514219171480	FUENTES,JUAN MMARTINEZ,ARIANA	4353 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 148AKA: PARKVIEW AT HILLCREST
514219171490	4365 LARGE LEAF LANE LLC	4365 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 149AKA: PARKVIEW AT HILLCREST
514219171500	ALTIDOR,SABRINA C	4373 LARGE LEAF LN	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 150AKA: PARKVIEW AT HILLCREST

514219171510	TCHOUBA,AVRAHAM	1871 WOODLAND TER	BOUND BROOK	NJ	08805		HILLCREST COUNTRY CLUB NORTH183-16 BLOT 151AKA: PARKVIEW AT HILLCREST
514219171520	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB NORTH183-16 BTRACT OS-1 LESS THAT PT INCLUDEDIN FOL DESC PAR:BEG AT NW COR OFTR OS-1, E 29.91, S 124.74, W29.91, N 124.74 TO POBAKA: PARKVIEW AT HILLCREST
514219171540	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB NORTH183-16 BTRACT OS-3 LESS THAT PT INCLUDEDIN FOL DESC PAR:BEG AT NW COR OFTR OS-1, E 29.91, S 124.74, W29.91, N 124.74 TO POBAKA: PARKVIEW AT HILLCREST
514219171541	HARWIN-TOBIN 1101 LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NORTH183-16 BA POR OF TR OS-1 & TR OS-3 DESCAS:BEG AT NW COR OF SAID TR OS-1, ALG N/L E 29.91, S 124.74, W29.91, N 124.74 TO POBAKA: PARCEL A-2
514219171610	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB NORTH183-16 BTRACT RAKA: PARKVIEW AT HILLCREST
514219171630	PUBLIC LAND % CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	HILLCREST COUNTRY CLUB NORTH183-16 BADDITIONAL RIGHT OF WAYDEDICATED TO THE PUBLIC BY THEPLAT
514219171650	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLWOOD SECTION THREE 69-10 BPOR OF BLK 6 DESC AS: COMM NECOR BLK 6, S 460.33 TO POB, S131.67, W 471.66, NW 70.99, NLY69.41, E 520.40 TO POB, LESS PTDESC AS, COMM AT NE COR OF SAIDBLK 6, S ALG E/L 460.33 TO POB,CONT S 131.67, W 103, N 131.67,E 103 TO POBAKA:PARCEL 3 TENNIS COURTPARKVIEW AT HILLCREST
514219171651	HARWIN-TOBIN 1101 LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLWOOD SECTION THREE 69-10 BA PORTION OF BLOCK 6 DESC AS:COMM AT NE COR OF SAID BLK 6,ALG E/L S 460.33 TO POB, CONTALG SAID E/L OF BLK 6,S 131.67,W 103, N 131.67, E 103 TO POBAKA:PARCEL A-1 (TENNIS COURTS)
514219184950	1100 HILLCREST DRIVE LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB SOUTH183-125 BPARCEL A
514219184960	1100 HILLCREST DRIVE LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB SOUTH183-125 BPARCEL B
514219184970	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR RAKA: PARKVIEW AT HILLCREST
514219185040	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-7AKA: PARKVIEW AT HILLCREST
514219185050	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-8AKA: PARKVIEW AT HILLCREST
514219185150	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-18AKA: PARKVIEW AT HILLCREST

514219185160	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR OS-19,LESS POR DESC'D ININSTR# 115575570AKA: PARKVIEW AT HILLCREST
514219185290	PARKVIEW AT HILLCREST HOA INC	1215 E HILLSBORO BLVD	DEERFIELD BEACH	FL	33441		HILLCREST COUNTRY CLUB SOUTH183-125 BTR RECAKA: PARKVIEW AT HILLCREST
514219185300	PULTE HOME CORP/DDCTD PUBLIC	3350 PEACHTREE RD NE #150	ATLANTA	GA	30326		HILLCREST COUNTRY CLUB SOUTH183-125 BADDITIONAL RIGHT OF WAYDEDICATED TO THE PUBLICBY THE PLAT
514219270010	1100 HILLCREST DRIVE LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLWOOD SEC THREE 69-10 BPORTION OF LOT 2 BLK 5 DESC AS:BEG AT SW COR OF SAID LOT 2 BLK5, NE 38.68, NWLY ALG CUR 74.55TO A PI OF INTER WITH W/L OFSAID LOT 2 BLK 5, SELY ALG SAIDW/L 67.34 TO POB
514219270011	PULTE HOME COMPANY LLC	1475 CENTREPARK BLVD STE 305	WEST PALM BEACH	FL	33401		HILLWOOD SEC THREE 69-10 BLOT 2 BLK 5, LESS BEG AT SW COROF SAID LOT 2 BLK 5, NE 38.68,NWLY ALG CUR 74.55 TO A PI OFINTER WITH W/L OF SAID LOT 2 BLK5, SELY ALG SAID W/L 67.34 TOPOB, & LESS POR AS DESC IN INSTR#S 117041767 & 117041768
514219270012	HILLCREST COUNTRY CLUBNO. 15 CONDOMINIUM, INC.	4800 HILLCREST LANE #308	HOLLYWOOD	FL	33021		HILLWOOD SEC THREE 69-10 BA POR OF LOT 2, BLK 5 DESC AS:BEG AT NW COR OF SAID LOT 2, BLK5, ALG N/L E 10, S 128.89, SW10.06, N 130 TO POB
514219270013	HILLCREST COUNTRY CLUBNO. 16 CONDOMINIUM, INC.	3837 HOLLYWOOD BLVD, STE A	HOLLYWOOD	FL	33021		HILLWOOD SEC THREE 69-10 BA POR OF LOT 2, BLK 5 DESC AS:COMM AT NW COR OF SAID LOT 2,BLK 5, ALG N/L E 10 TO POB, CONTALG N/L E 10 TO E/L OF SAID LOT2, BLK 5, ALG E/L S 127.79, SW10.06, N 128.89 TO POB
514219270020	1100 HILLCREST DRIVE LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021		HILLWOOD SEC THREE 69-10 BLOT 3 BLK 5
514219270032	HILLCREST INVESTORS LTD% HILLCREST EAST NO 20 INC	919 HILLCREST DR #816	HOLLYWOOD	FL	33021		HILLWOOD SEC THREE 69-10 BPORTION OF BLK 6 DESC AS COMM ATNE COR OF SAID BLK,SLY 460.33,WLY 347.07 TO POB,CONT WLY FOR173.33,NELY AN ARC DIST 172.92,ELY 122.73 TO P/C,ELY & SELY ANARC DIST OF 64.40 TO P/T,SLY FOR20.83,ELY 39.71,SLY 108.11 TOPOBAKA: REC AREA
514219270034	HARWIN-TOBIN 1101 LLC	1101 HILLCREST DR	HOLLYWOOD	FL	33021	7845	HILLWOOD SEC THREE 69-10 BPT OF BLKS 6 & 9 DESC AS COMMAT NE COR OF SAID BLK 6,SLY592 TO POB,WLY 471.66,SELY94.61 TO P/C,SELY 335.68,ELY48.17 TO P/C,ELY 64.07,NLY 112,WLY 29.91,NLY 124.74,ELY 99.29,NLY 53.33 TO POBDESC IN OR 14026/118
514219270080	PRESIDENT'S COUNCIL HILLCREST% KACKER & ROMANO CPA	3300 NE 29 AVE STE 102	HOLLYWOOD	FL	33020		HILLWOOD SEC THREE 69-10 BLOT 3 BLK 10
514219AA0010	CHAJU INVESTMENT LLC	2049 S OCEAN DR #309	HALLANDALE BEACH	FL	33009		THE ARROWWOOD CONDOUNIT 101PER CDO BK/PG: 3161/784
514219AA0020	SMART,VILMA	900 TALLWOOD AVE APT 102	HOLLYWOOD	FL	33021	7916	THE ARROWWOOD CONDOUNIT 102PER CDO BK/PG: 3161/784
514219AA0030	CLAUDIO F SCELLATO REV TRMONICA C DE MICHELIS REV TR ETAL	900 TALLWOOD AVE #103	HOLLYWOOD	FL	33021	7916	THE ARROWWOOD CONDOUNIT 103PER CDO BK/PG: 3161/784

514219AA0040	KOLTUN,CATHY	900 TALLWOOD AVE #104	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 104PER CDO BK/PG: 3161/784
514219AA0050	HO,MYA	900 TALLWOOD AVE	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 105PER CDO BK/PG: 3161/784
514219AA0060	MEJIA,CLAUDIA MARIA	900 TALLWOOD AVE #106	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 106PER CDO BK/PG: 3161/784
514219AA0070	IRINAKA,MASAHIRO	4248 SW 51 ST APT 1	FORT LAUDERDALE	FL	33314	5770	THE ARROWWOOD CONDOUNIT 107PER CDO BK/PG: 3161/784
514219AA0080	SONNENFELD,BRUCE & AMY	900 TALLWOOD AVE #108	HOLLYWOOD	FL	33021	7916	THE ARROWWOOD CONDOUNIT 108PER CDO BK/PG: 3161/784
514219AA0090	BURGOS,EULISES & NORMA	2930 OSLO AVE	COOPER CITY	FL	33026	4702	THE ARROWWOOD CONDOUNIT 109PER CDO BK/PG: 3161/784
514219AA0100	SANCHEZ,LUZ AMANDA PAIVA	900 TALLWOOD AVE # 201	HOLLYWOOD	FL	33021	7917	THE ARROWWOOD CONDOUNIT 201PER CDO BK/PG: 3161/784
514219AA0110	GIRALDO,MARTAGIRALDO,MARIA E	900 TALLWOOD AVE #202	HOLLYWOOD	FL	33021	7917	THE ARROWWOOD CONDOUNIT 202PER CDO BK/PG: 3161/784
514219AA0120	TAGLIAVINI,FRANCONAPOLI,MICHAEL A	534 SW 13 AVE	FORT LAUDERDALE	FL	33312		THE ARROWWOOD CONDOUNIT 203PER CDO BK/PG: 3161/784
514219AA0130	BURGOS,EULISES &BURGOS,NORMA	2930 OSLO AVE	HOLLYWOOD	FL	33026		THE ARROWWOOD CONDOUNIT 204PER CDO BK/PG: 3161/784
514219AA0140	BELL,PAULINA	900 TALLWOOD AVE #205	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 205PER CDO BK/PG: 3161/784
514219AA0150	SOCARRAS,ROLAND ARODRIGUEZ,HECTOR L	814 HARRISON ST	HOLLYWOOD	FL	33019		THE ARROWWOOD CONDOUNIT 206PER CDO BK/PG: 3161/784
514219AA0160	TOOLSIE FAM TRTOOLSIE,LEUANA J TRSTEE ETAL	2926 SW 133 AVE	MIRAMAR	FL	33027		THE ARROWWOOD CONDOUNIT 207PER CDO BK/PG: 3161/784
514219AA0170	QUINTERO,ANAYVISREMON,JORGE	3800 HILLCREST DR #1222	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 208PER CDO BK/PG: 3161/784
514219AA0180	SALDANA,JOSESALDANA,JOANNA	1531 N 31 RD	HOLLYWOOD	FL	33021	5010	THE ARROWWOOD CONDOUNIT 209PER CDO BK/PG: 3161/784
514219AA0190	QUINTERO,RAFAEL	510 NW 157 LN	PEMBROKE PINES	FL	33028	1533	THE ARROWWOOD CONDOUNIT 301PER CDO BK/PG: 3161/784
514219AA0200	GIRALDO,LUZ AMALIA	2600 NE 27 TERRACE	FORT LAUDERDALE	FL	33306		THE ARROWWOOD CONDOUNIT 302PER CDO BK/PG: 3161/784
514219AA0210	RODRIGUEZ,MARIA	83 SLEIGHT PLASS RD	POUGHKEEPSIE	NY	12603	6121	THE ARROWWOOD CONDOUNIT 303PER CDO BK/PG: 3161/784
514219AA0220	HAYA,ARMANDO & CAROLINA	900 TALLWOOD AVE UNIT 304	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 304PER CDO BK/PG: 3161/784
514219AA0230	ZHENG,ZHI JUN	569 NW 130 WAY	PEMBROKE PINES	FL	33028		THE ARROWWOOD CONDOUNIT 305PER CDO BK/PG: 3161/784
514219AA0240	TEMPERLEY LLC	900 TALLWOOD AVE #306	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 306PER CDO BK/PG: 3161/784
514219AA0250	DIAZ DUENAS,ANAANA DIAZ DUENAS REV TR	900 TALLWOOD AVE #307	HOLLYWOOD	FL	33021		THE ARROWWOOD CONDOUNIT 307PER CDO BK/PG: 3161/784
514219AA0260	RODRIGUEZ CASIQUE,ANGELA JESPINOSA SALAS,EMINGER A	6637 ARBOR DR	MIRAMAR	FL	33023		THE ARROWWOOD CONDOUNIT 308PER CDO BK/PG: 3161/784
514219AA0270	MCBRIDE,EVANGELINE	900 TALLWOOD AVE #309	HOLLYWOOD	FL	33021	7918	THE ARROWWOOD CONDOUNIT 309PER CDO BK/PG: 3161/784
514219AC0010	CARDONE,DAN	1000 TALLWOOD AVE APT 101	HOLLYWOOD	FL	33021		THE BEECHWOOD CONDOUNIT 101PER CDO BK/PG: 3407/644
514219AC0020	REINEKE FAM TRREINEKE,LISA J TRS	811 N 31 RD	HOLLYWOOD	FL	33021		THE BEECHWOOD CONDOUNIT 102PER CDO BK/PG: 3407/644
514219AC0030	MILLIGAN,TOMI MARGARETAMERICA AMY MILLIGAN TR	1000 TALLWOOD AVE APT 103	HOLLYWOOD	FL	33021	7967	THE BEECHWOOD CONDOUNIT 103PER CDO BK/PG: 3407/644
514219AC0040	POLIAKOV,ALEXANDER H/ESANKER,SHIRAZ	1000 TALLWOOD AVE #201	HOLLYWOOD	FL	33021		THE BEECHWOOD CONDOUNIT 201PER CDO BK/PG: 3407/644
514219AC0050	VANDEVAR,KAMRANANDZELIS,YULIA	8250 SW 192 ST	CUTTLER BAY	FL	33157		THE BEECHWOOD CONDOUNIT 202PER CDO BK/PG: 3407/644

514219AC0060	CARDONE,DANIEL J	4309 MADISON ST	HOLLYWOOD	FL	33021	7629	THE BEECHWOOD CONDOUNIT 203PER CDO BK/PG: 3407/644
514219AE0010	IRIZARRY,CARMEN	1100 TALLWOOD AVE #101	HOLLYWOOD	FL	33021		THE CEDARWOOD CONDO INCUNIT 101PER CDO BK/PG: 3616/127
514219AE0020	DI GIANDOMENICO,GIOVANNI	1100 TALLWOOD AVE #102	HOLLYWOOD	FL	33021		THE CEDARWOOD CONDO INCUNIT 102PER CDO BK/PG: 3616/127
514219AE0030	SHANKS,TERESABEVERLEY,RAYMOND	1100 TALLWOOD AVE # 103	HOLLYWOOD	FL	33021		THE CEDARWOOD CONDO INCUNIT 103PER CDO BK/PG: 3616/127
514219AE0040	GALLOWAY,COLLEEN A	4941 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	THE CEDARWOOD CONDO INCUNIT 201PER CDO BK/PG: 3616/127
514219AE0050	ROCA,MILAGROS	1100 TALLWOOD AVE #202	HOLLYWOOD	FL	33021	7968	THE CEDARWOOD CONDO INCUNIT 202PER CDO BK/PG: 3616/127
514219AE0060	COLESTOCK,TREVORTREVOR WILLIAM COLESTOCK LIV TR	1100 TALLWOOD AVE UNIT 203	HOLLYWOOD	FL	33021	7968	THE CEDARWOOD CONDO INCUNIT 203PER CDO BK/PG: 3616/127
514219BB0010	DEHGRATZIA,ESTHER	4350 HILLCREST DR #100	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 100PER CDO BK/PG: 4385/714
514219BB0020	BACHER,SHEILA	4350 HILLCREST DR #101	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 101PER CDO BK/PG: 4385/714
514219BB0030	MUNVEZ,PHILIP	450 SHORE RD #5C	LONG BEACH	NY	11561	5335	HILLCREST EAST NO.22 CONDOUNIT 102PER CDO BK/PG: 4385/714
514219BB0040	FERNANDEZ URDANETA,RIXIA MARIA	4350 HILLCREST DR #103	HOLLYWOOD	FL	33021	7970	HILLCREST EAST NO.22 CONDOUNIT 103PER CDO BK/PG: 4385/714
514219BB0050	HILLCREST EAST BLDG #22 INC	4350 HILLCREST DR #104	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 104PER CDO BK/PG: 4385/714
514219BB0060	ABRAHANTE ALVAREZ,ROSENDO H/EDIAZ TUERO,CLARA CARIDAD	4350 HILLCREST DR #105	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 105PER CDO BK/PG: 4385/714
514219BB0070	BELLO,YLSA ELISA	4350 HILLCREST DR #102	HOLLYWOOD	FL	33023	7929	HILLCREST EAST NO.22 CONDOUNIT 107PER CDO BK/PG: 4385/714
514219BB0080	VILLEGAS,MARIA E	4350 HILLCREST DR #109	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 109PER CDO BK/PG: 4385/714
514219BB0090	CLEARY,THOMAS	4350 HILLCREST DR #110	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 110PER CDO BK/PG: 4385/714
514219BB0100	FRUMAN,DALE	3002 HILLCREST DR	EXPORT	PA	15632		HILLCREST EAST NO.22 CONDOUNIT 111PER CDO BK/PG: 4385/714
514219BB0110	STEER,ROSA L	4350 HILLCREST DR #112	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 112PER CDO BK/PG: 4385/714
514219BB0120	STEINFELD,ANITA	4350 HILLCREST DR #114	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 114PER CDO BK/PG: 4385/714
514219BB0130	CLEARY,THOMAS	4350 HILLCREST DR APT 117	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 115PER CDO BK/PG: 4385/714
514219BB0140	GAUTHIER,GILLES	9036 CHAMBON	*ST-LEONARD QC	CA	H1P 2	J7	HILLCREST EAST NO.22 CONDOUNIT 116PER CDO BK/PG: 4385/714
514219BB0150	CLEARY,THOMAS	4350 HILLCREST DR APT 117	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 117PER CDO BK/PG: 4385/714
514219BB0160	CADET,JOEL	4350 HILLCREST DR #118	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 118PER CDO BK/PG: 4385/714
514219BB0170	VILORIA,ANGELA AMARILISVILORIA,JOSE LUIS	4350 HILLCREST DR #120	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 120PER CDO BK/PG: 4385/714
514219BB0180	PENDLETON,SUSAN H/EMCBRIDE,STORMY	4350 HILLCREST DR #200	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 200PER CDO BK/PG: 4385/714
514219BB0190	AMENG,CAROLINALUGO,EDDIE ALBERTO	4350 HILLCREST DRIVE #201	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 201PER CDO BK/PG: 4385/714
514219BB0200	PASTIU,DELIA	4350 HILLCREST DR #202	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 202PER CDO BK/PG: 4385/714
514219BB0210	CAVALLO,PATRICIA	405 PARKER AVE #9	HACKENSACK	NJ	07601	1108	HILLCREST EAST NO.22 CONDOUNIT 203PER CDO BK/PG: 4385/714
514219BB0220	WALLACE,PAULINE	4350 HILLCREST DR #204	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 204PER CDO BK/PG: 4385/714

514219BB0230	ARGIZ,FLORENTINA PILAR	4350 HILLCREST DR #205	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 205PER CDO BK/PG: 4385/714
514219BB0240	EDERY,BERTA	4350 HILLCREST DR #206	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 206PER CDO BK/PG: 4385/714
514219BB0250	MICHELSON,LILLIAN P	4350 HILLCREST DR #207	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 207PER CDO BK/PG: 4385/714
514219BB0260	HERNANDEZ,ANA G	4350 HILLCREST DR APT 208	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 208PER CDO BK/PG: 4385/714
514219BB0270	EISENBERG,NORMAN	4350 HILLCREST DR #209	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 209PER CDO BK/PG: 4385/714
514219BB0280	RAPPAPORT,HARVEY M & MADELYN L	4350 HILLCREST DR # 210	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 210PER CDO BK/PG: 4385/714
514219BB0290	D'URBANO,RITA	4350 HILLCREST DR #211	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 211PER CDO BK/PG: 4385/714
514219BB0300	ALCIME,GABRINA H/EALCIME,CAROBERT	4350 HILLCREST DR #212	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 212PER CDO BK/PG: 4385/714
514219BB0310	CRUZ DA SILVA,ELLEN	4350 HILLCREST DR #214	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 214PER CDO BK/PG: 4385/714
514219BB0320	ALCANTARA,FERNANDO	4350 HILLCREST DR #215	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 215PER CDO BK/PG: 4385/714
514219BB0330	HOLNESS,INEZ	4350 HILLCREST DR #216	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 216PER CDO BK/PG: 4385/714
514219BB0340	CALORE,WILLIAM A	4350 HILLCREST DR #217	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 217PER CDO BK/PG: 4385/714
514219BB0350	BROTMAN,MARK I H/EBROTMAN,YRIS A	4350 HILLCREST DR #218	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 218PER CDO BK/PG: 4385/714
514219BB0360	KEATING,BERYL F	4350 HILLCREST DR #219	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 219PER CDO BK/PG: 4385/714
514219BB0370	SOLOHAGA,ELENA	4350 HILLCREST DR #220	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 220PER CDO BK/PG: 4385/714
514219BB0380	BERGER,DONALDDONALD BERGER TR	PO BOX 4	PLAINFIELD	VT	05667	0004	HILLCREST EAST NO.22 CONDOUNIT 300PER CDO BK/PG: 4385/714
514219BB0390	FRIDAY,SARA	4350 HILLCREST DR #301	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 301PER CDO BK/PG: 4385/714
514219BB0400	GIMELSHTEYN,SEMYON	4350 HILLCREST DR #302	HOLLYWOOD	FL	33021	7929	HILLCREST EAST NO.22 CONDOUNIT 302PER CDO BK/PG: 4385/714
514219BB0410	BALTES,JUDE PATRICK & SUSAN	4350 HILLCREST DR #303	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 303PER CDO BK/PG: 4385/714
514219BB0420	BUENO,CARLOS HUMBERTO H/ELOZADA MORENO,OLGA LUCIA	4350 HILLCREST DR #304	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 304PER CDO BK/PG: 4385/714
514219BB0430	BAEZ,CYNTHIA IVETTELACOMBE,CLAUDE	4350 HILLCREST DR #305	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 305PER CDO BK/PG: 4385/714
514219BB0440	ENGEL,KYONG	4350 HILLCREST DR #306	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 306PER CDO BK/PG: 4385/714
514219BB0450	GAVAGHAN,BRIANSCHERMAN,KAREN	8825 TOD WILLIAM DR	ORLAND PARK	IL	60462		HILLCREST EAST NO.22 CONDOUNIT 307PER CDO BK/PG: 4385/714
514219BB0460	MENDOZA,MARTHA E	4350 HILLCREST DR #308	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 308PER CDO BK/PG: 4385/714
514219BB0470	DAVYDOVA,YELENA	4350 HILLCREST DR #309	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 309PER CDO BK/PG: 4385/714
514219BB0480	GRADOS,GABRIEL & MARIANAGRADOS,CRISTINA	9 PHILLIPS RD	EDISON	NJ	08817		HILLCREST EAST NO.22 CONDOUNIT 310PER CDO BK/PG: 4385/714
514219BB0490	BARTOLINE,JAMES & TERESAJAMES & TERESA BARTOLINE REV LIV	4350 HILLCREST DR #311	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 311PER CDO BK/PG: 4385/714
514219BB0500	ERASO,OMAR	4350 HILLCREST DR #312	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 312PER CDO BK/PG: 4385/714
514219BB0510	PEREZ,ORLANDOSILVA,FATIMA	4350 HILLCREST DR #314	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 314PER CDO BK/PG: 4385/714

514219BB0520	JOSEPH,JACQUELINE	4350 HILLCREST DR # 315	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 315PER CDO BK/PG: 4385/714
514219BB0530	PUSTOVOYT,RAYA H/EPUSTOVOYT,IRYNA	4350 HILLCREST DR UNIT 316	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 316PER CDO BK/PG: 4385/714
514219BB0540	BADER,RAYMOND H/EDIAZ,ALEJANDRA CAROLINA H/E ETAL	4350 HILLCREST DR #317	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 317PER CDO BK/PG: 4385/714
514219BB0550	PIRCALABU,AURORA	4350 HILLCREST DR #318	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 318PER CDO BK/PG: 4385/714
514219BB0560	ROBOTIS,CHRYSOULA	4350 HILLCREST DR #319	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 319PER CDO BK/PG: 4385/714
514219BB0570	EGUREN,IGORMORRIS,MARIA G	4350 HILLCREST DR #320	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 320PER CDO BK/PG: 4385/714
514219BB0580	ROBLES,ADA CELESTE	4350 HILLCREST DR #400	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 400PER CDO BK/PG: 4385/714
514219BB0590	EVELYN D LEHRER REV TRLEHRER,EVELYN D TRSTEE	84-12 35 AVE #5J	JACKSON HEIGHTS	NY	11372		HILLCREST EAST NO.22 CONDOUNIT 401PER CDO BK/PG: 4385/714
514219BB0600	GLEIT,IRENEIRENE GLEIT TR	4350 HILLCREST DR #402	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 402PER CDO BK/PG: 4385/714
514219BB0610	PICON,MYRNAMYRNA PICON INCOME-ONLY IRREV TR	4350 HILLCREST DR #403	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 403PER CDO BK/PG: 4385/714
514219BB0620	MITCHELL,PAUL	4350 HILLCREST DR #404	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 404PER CDO BK/PG: 4385/714
514219BB0630	MILOSEVIC,JUGANA & LJUBISA	4350 HILLCREST DR UNIT 405	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 405PER CDO BK/PG: 4385/714
514219BB0640	GALLEGUILLOS,CAROLINA H/EMENDOZA,LUCILA E ETAL	4350 HILLCREST DR #406	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 406PER CDO BK/PG: 4385/714
514219BB0650	GROMADZKA,LUCYNA H/EGROMADZKI,MICHAL	4350 HILLCREST DR #407	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 407PER CDO BK/PG: 4385/714
514219BB0660	MALDONADO,ANNA I	195 WILLOUGHBY AVE #410	BROOKLYN	NY	11205		HILLCREST EAST NO.22 CONDOUNIT 408PER CDO BK/PG: 4385/714
514219BB0670	JAFFA,ENID	4350 HILLCREST DR #409	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 409PER CDO BK/PG: 4385/714
514219BB0680	BRAVERMAN,RICHARD J	4350 HILLCREST DR APT 410	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 410PER CDO BK/PG: 4385/714
514219BB0690	CINTRON,ANA M	4350 HILLCREST DR #411	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 411PER CDO BK/PG: 4385/714
514219BB0700	MARCELIN,NUMA	4350 HILLCREST DR #412	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 412PER CDO BK/PG: 4385/714
514219BB0710	FALZONE,PHILIP & ISABEL L	4350 HILLCREST DR # 414	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 414PER CDO BK/PG: 4385/714
514219BB0720	GUTIERREZ ALVARADO,SANDRA	4350 HILLCREST DR APT 415	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 415PER CDO BK/PG: 4385/714
514219BB0730	MUNOZ,RAQUEL	4350 HILLCREST DR #416	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 416PER CDO BK/PG: 4385/714
514219BB0740	MOETT,SHIRLEY	4350 HILLCREST DR #417	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 417PER CDO BK/PG: 4385/714
514219BB0750	EYDELSTEYN DE CASOY,SANDRA G	4350 HILLCREST DR #418	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 418PER CDO BK/PG: 4385/714
514219BB0760	HAKIM,JACK	4350 HILLCREST DR #419	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 419PER CDO BK/PG: 4385/714
514219BB0770	MAAMARY,ROGER G H/EANTONESCU,CHRISTINA	4350 HILLCREST DR #420	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 420PER CDO BK/PG: 4385/714
514219BB0780	HUFFMAN,SOPHIESOPHIE HUFFMAN REV LIV TR	4350 HILLCREST DR #500	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 500PER CDO BK/PG: 4385/714
514219BB0790	BENHAROCHE,SONIA H/EBENHAROCHE,ARMAND	4350 HILLCREST DR # 501	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 501PER CDO BK/PG: 4385/714
514219BB0800	BERNSTEIN,FRANCES & RICHARD	4350 HILLCREST DR #502	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 502PER CDO BK/PG: 4385/714

514219BB0810	CORTES OYOLA,ILEANA	4350 HILLCREST DR #503	HOLLYWOOD	FL	33021	7963	HILLCREST EAST NO.22 CONDOUNIT 503PER CDO BK/PG: 4385/714
514219BB0820	TUMBAS,MIROSLAV & ANDJELKA	7825 BAYVIEW AVE #526	*THORNHILL ON	CA	L3T 7	N2	HILLCREST EAST NO.22 CONDOUNIT 504PER CDO BK/PG: 4385/714
514219BB0830	GASPAR,REINALDO NOEL JTEKEEVA,LIUDMILA	4350 HILLCRESST DR #505	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 505PER CDO BK/PG: 4385/714
514219BB0840	LANDRY,PAUL A	4350 HILLCREST DR #506	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 506PER CDO BK/PG: 4385/714
514219BB0850	BRAVERMAN,BARBARA	4350 HILLCREST DR #507	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 507PER CDO BK/PG: 4385/714
514219BB0860	WATTS,REBA A	4350 HILLCREST DR #508	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 508PER CDO BK/PG: 4385/714
514219BB0870	VOINOVA,ISABELLA	4350 HILLCREST DR #509	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 509PER CDO BK/PG: 4385/714
514219BB0880	THOMPSON,GRAHAM	4350 HILLCREST DR #510	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 510PER CDO BK/PG: 4385/714
514219BB0890	BRANCATO,PETER JR & SHELLEY R	4350 HILLCREST DR #511	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 511PER CDO BK/PG: 4385/714
514219BB0900	SANTOS URENA,VIDAL	4350 HILLCREST DR # 512	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 512PER CDO BK/PG: 4385/714
514219BB0910	WEINER,ESTHER MERVISH	4350 HILLCREST DR #514	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 514PER CDO BK/PG: 4385/714
514219BB0920	BARKER,GREGORY V	4350 HILLCREST DR #515	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 515PER CDO BK/PG: 4385/714
514219BB0930	ZOJAJI,ROHANGIZ K	4350 HILLCREST DR #516	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 516PER CDO BK/PG: 4385/714
514219BB0940	ESPINAL,TOMAS JESUS SR & ELIDA	4350 HILLCREST DR #517	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 517PER CDO BK/PG: 4385/714
514219BB0950	WILLIAMS,HYACINTH V H/EUZYN,JERRY J	4350 HILLCREST DR # 518	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 518PER CDO BK/PG: 4385/714
514219BB0960	BAIG,SARFARAZ H/EBAIG,NIAZ	4350 HILLCREST DR #519	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 519PER CDO BK/PG: 4385/714
514219BB0970	KORMENDY,ANDREWKORMENDY,HELEN	PO BOX 903	*ASHCROFT BC	CA	V0K 1	A0	HILLCREST EAST NO.22 CONDOUNIT 520PER CDO BK/PG: 4385/714
514219BB0980	SANTORA,ANTHONY	4350 HILLCREST DR #600	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 600PER CDO BK/PG: 4385/714
514219BB0990	ROBBINS,JOYCE	4350 HILLCREST DR # 601	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 601PER CDO BK/PG: 4385/714
514219BB1000	JACKSON,JANET	4350 HILLCREST DR #602	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 602PER CDO BK/PG: 4385/714
514219BB1010	SHUMAN,ETTA R	4350 HILLCREST DR #603	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 603PER CDO BK/PG: 4385/714
514219BB1020	KREIDICH,LUCY	4350 HILLCREST DR #604	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 604PER CDO BK/PG: 4385/714
514219BB1030	DELEON,JULIEN	4350 HILLCREST DR #605	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 605PER CDO BK/PG: 4385/714
514219BB1040	OSPINA DEL PINO,CLAUDIA	4350 HILLCREST DR #606	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 606PER CDO BK/PG: 4385/714
514219BB1050	FLORENCE,ADENE	4350 HILLCREST DR #607	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 607PER CDO BK/PG: 4385/714
514219BB1060	PADILLA,SANDRO	4350 HILLCREST DR #608	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 608PER CDO BK/PG: 4385/714
514219BB1070	GARANTIVA,ALBERTOALBERTO GARANTIVA LIV TR	4350 HILLCREST DR #609	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 609PER CDO BK/PG: 4385/714
514219BB1080	BERSHAD,JOYCE A	4350 HILLCREST DR #610	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 610PER CDO BK/PG: 4385/714
514219BB1090	MARTIN,TIMOTHY W	4350 HILLCREST DR #611	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 611PER CDO BK/PG: 4385/714

514219BB1100	ROUTIE,MARYANNE VERONICASINGH,EUNICE	4350 HILLCREST DR #612	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 612PER CDO BK/PG: 4385/714
514219BB1110	DOMINGUEZ,JORGE ANTONIO	4350 HILLCREST DR #614	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 614PER CDO BK/PG: 4385/714
514219BB1120	KALETT,ITA MIRIAMITA MIRIAM KALETT REV TR ETAL	4350 HILLCREST DR #615	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 615PER CDO BK/PG: 4385/714
514219BB1130	GALVIS,LUISMOLINA,CLARA	4350 HILLCREST DR #616	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 616PER CDO BK/PG: 4385/714
514219BB1140	COHEN,MICHAEL H/ECOHEN,SOFIYA	4350 HILLCREST DR #617	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 617PER CDO BK/PG: 4385/714
514219BB1150	D'ARCO,BRIDGET	4350 HILLCREST DR #618	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 618PER CDO BK/PG: 4385/714
514219BB1160	CARLOTA P HOLLEY REV LIV TRHOLLEY,C P & HOLLEY,S J TRS	102-10 66TH RD #14F	FOREST HILLS	NY	11375		HILLCREST EAST NO.22 CONDOUNIT 619PER CDO BK/PG: 4385/714
514219BB1170	PEREZ,GLADYS F	4350 HILLCREST DR #620	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 620PER CDO BK/PG: 4385/714
514219BB1180	CROTEAU,JOHANNELEMAIRE,YVES	925 JOSEPH LUSSIER	*STCHARLES DE DRUMMOND (	CA	J2C 5	N8	HILLCREST EAST NO.22 CONDOUNIT 700PER CDO BK/PG: 4385/714
514219BB1190	OWENS,GEORGE R JR	4350 HILLCREST DR #701	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 701PER CDO BK/PG: 4385/714
514219BB1200	TURNER,TAMEKA EST	4350 HILLCREST DR #702	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 702PER CDO BK/PG: 4385/714
514219BB1210	SAVICH,GABRIELA ELENA MONICA	4350 HILLCREST DR #703	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 703PER CDO BK/PG: 4385/714
514219BB1220	PIETRAFETTA,ROBERT H/EPIETRAFETTA,CONSTANCE J	4350 HILLCREST DR #704	HOLLYWOOD	FL	33021	3005	HILLCREST EAST NO.22 CONDOUNIT 704PER CDO BK/PG: 4385/714
514219BB1230	PENNACCHIO,MARCELLOROUSSEL,CAROLE	502-2355 SAINT MARTIN EST	*LAVAL QC	CA	H7E 5	L8	HILLCREST EAST NO.22 CONDOUNIT 705PER CDO BK/PG: 4385/714
514219BB1240	PANCILA,KATHLEEN E	2290 PRICE ST	RAHWAY	NJ	07065	4424	HILLCREST EAST NO.22 CONDOUNIT 706PER CDO BK/PG: 4385/714
514219BB1250	KLEIMAN,FEDORA H/EGOLDSTEIN,VANESA YAEL ETAL	4350 HILLCREST DR #707	HOLLYWOOD	FL	33021	7932	HILLCREST EAST NO.22 CONDOUNIT 707PER CDO BK/PG: 4385/714
514219BB1260	KURIMSKY,VLADIMIR & NELYA H/ESELLERS,ANGELIQUE	4350 HILLCREST DR 708	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 708PER CDO BK/PG: 4385/714
514219BB1270	NAZZARO,JOSEPH EST	2017 S OCEAN DR APT 301	HALLANDALE BEACH	FL	33009	6626	HILLCREST EAST NO.22 CONDOUNIT 709PER CDO BK/PG: 4385/714
514219BB1280	RODRIGUEZ,EDWARD	4350 HILLCREST DR #710	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 710PER CDO BK/PG: 4385/714
514219BB1290	VERNON,MELODY	4350 HILLCREST DR #711	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 711PER CDO BK/PG: 4385/714
514219BB1300	MENARD,ERNST & RHENANDE	4350 HILLCREST DR #712	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 712PER CDO BK/PG: 4385/714
514219BB1310	DIAZ,RUBEN A	4350 HILLCREST DR # 714	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 714PER CDO BK/PG: 4385/714
514219BB1320	NEGRI,BLANCANEGRI,ERNESTO	4350 HILLCREST DR #715	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 715PER CDO BK/PG: 4385/714
514219BB1330	PEREZ,LUISPEARSON,GLENN	4350 HILLCREST DR #716	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 716PER CDO BK/PG: 4385/714
514219BB1340	CAMBRIDGE,PATRICIA H/ELEWIS,SYLVAN	4350 HILLCREST DR #717	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 717PER CDO BK/PG: 4385/714
514219BB1350	GILBERT,EMILCE	4350 HILLCREST DR #718	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 718PER CDO BK/PG: 4385/714
514219BB1360	THOMPSON,IRMA MTHOMPSON,REGINALD	65 COLUMBIA ST #18-H	NEW YORK	NY	10002		HILLCREST EAST NO.22 CONDOUNIT 719PER CDO BK/PG: 4385/714
514219BB1370	HESS,SOFIA & SAMUEL	4350 HILLCREST DR #720	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 720PER CDO BK/PG: 4385/714
514219BB1380	ORTEGA,WALTER H/EORTEGA,EDWARD W & MELISSA	4350 HILLCREST DR #800	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 800PER CDO BK/PG: 4385/714

514219BB1390	GAMARNAS,IRINA	4350 HILLCREST DR #801	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 801PER CDO BK/PG: 4385/714
514219BB1400	CLEMENTS,SUSAN L H/ECLEMENTS,MICHAEL	4350 HILLCREST DR #802	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 802PER CDO BK/PG: 4385/714
514219BB1410	MARCUS,SONDRA H/ESOVEN,NOAH J	4350 HILLCREST DR #803	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 803PER CDO BK/PG: 4385/714
514219BB1420	PINCHEVSKY,SAMUEL	4350 HILLCREST DR #804	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 804PER CDO BK/PG: 4385/714
514219BB1430	ARNAU,ROSA	4350 HILLCREST DR #805	HOLLYWOOD	FL	33021	7970	HILLCREST EAST NO.22 CONDOUNIT 805PER CDO BK/PG: 4385/714
514219BB1440	TAYLOR,DENTON & MARIA T	777 BRICKELL AVE #500-97704	MIAMI	FL	33131		HILLCREST EAST NO.22 CONDOUNIT 806PER CDO BK/PG: 4385/714
514219BB1450	HANDY,MYRAHANDY-BURRIS,JESSICA	4350 HILLCREST DR #807	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 807PER CDO BK/PG: 4385/714
514219BB1460	GOODRICH,SHARON H/EGUERRIERI,THOMAS	4350 HILLCREST DR #808	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 808PER CDO BK/PG: 4385/714
514219BB1470	ARZAN,ILAN H/EARZAN,HANANIA & JANET	4350 HOILLCREST DR #809	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 809PER CDO BK/PG: 4385/714
514219BB1480	ENELDO DI GIANDOMENICO LIV TRLAURA ARNOLDO LIV TR ETAL	11725 39 AVE	*MONTREAL QC	CA	H1E 6	H1	HILLCREST EAST NO.22 CONDOUNIT 810PER CDO BK/PG: 4385/714
514219BB1490	PORUMBESCU,AURELIUPORUMBESCU,MARY J	4350 HILLCREST DR #811	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 811PER CDO BK/PG: 4385/714
514219BB1500	CHALIFOUX,ROBERT E	4350 HILLCREST DR #812	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 812PER CDO BK/PG: 4385/714
514219BB1510	REYES-LLUBERES,CARLOS	4350 HILLCREST DR #814	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 814PER CDO BK/PG: 4385/714
514219BB1520	DIAZ,ALICIA	4350 HILLCREST DR #815	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 815PER CDO BK/PG: 4385/714
514219BB1530	JOHN SIBALES LAND TRSIBALES,JOHN TRS	5618 CORK AVE	*COTE ST LUC QC	CA	H4W 1	Z8	HILLCREST EAST NO.22 CONDOUNIT 816PER CDO BK/PG: 4385/714
514219BB1540	BLOCH,HENRY & STEPHANIE	4350 HILLCREST DR #817	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 817PER CDO BK/PG: 4385/714
514219BB1550	TOVIM,DAVID A	4350 HILLCREST DR #818	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 818PER CDO BK/PG: 4385/714
514219BB1560	VEGH,AMANDA	4350 HILLCREST DR #819	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 819PER CDO BK/PG: 4385/714
514219BB1570	REVILLA,LUZ	4350 HILLCREST DR #820	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 820PER CDO BK/PG: 4385/714
514219BB1580	THOMAS,JOSEPH M	4350 HILLCREST DR #900	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 900PER CDO BK/PG: 4385/714
514219BB1590	SCHLESINGER,MENDEL	4350 HILLCREST DR #901	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 901PER CDO BK/PG: 4385/714
514219BB1600	THIBOU,JOSEPHINE I	4350 HILLCREST DR #902	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 902PER CDO BK/PG: 4385/714
514219BB1610	PELAEZ,JHON JAIRO	4350 HILLCREST DR #903	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 903PER CDO BK/PG: 4385/714
514219BB1620	BRASWELL,CHRISTEL M	4350 HILLCREST DR #904	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 904PER CDO BK/PG: 4385/714
514219BB1630	DIAZ TORNETTA,VIRTUDES	4350 HILLCREST DR #905	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 905PER CDO BK/PG: 4385/714
514219BB1640	ECKSTEIN,MICHAEL J	4350 HILLCREST DR # 906	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 906PER CDO BK/PG: 4385/714
514219BB1650	CORREDOR,LUCILA H/ECORREDOR,LUCY	4350 HILLCREST DR #907	HOLLYWOOD	FL	33021	7964	HILLCREST EAST NO.22 CONDOUNIT 907PER CDO BK/PG: 4385/714
514219BB1660	DAYAN,OFRA	4350 HILLCREST DR # 908	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 908PER CDO BK/PG: 4385/714
514219BB1670	BOIS,LYNNGAGNON,SERGE ETAL	73 DELPECH CT	*MONCTON QC	CA	E1G 1	X7	HILLCREST EAST NO.22 CONDOUNIT 909PER CDO BK/PG: 4385/714

514219BB1680	BELOFF,JONATHAN DBELOFF,MARISUE	5500 COLLINS AVE APT 1804	MIAMI BEACH	FL	33140	3298	HILLCREST EAST NO.22 CONDOUNIT 910PER CDO BK/PG: 4385/714
514219BB1690	MASCOLO,RALPH P	4350 HILLCREST DRIVE #911	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 911PER CDO BK/PG: 4385/714
514219BB1700	FEILER,ROBERT A	4350 HILLCREST DR #912	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 912PER CDO BK/PG: 4385/714
514219BB1710	GERMOSEN,MARIAGERMOSEN,MAXIMILIANO	4350 HILLCREST DR #914	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 914PER CDO BK/PG: 4385/714
514219BB1720	SANTOS,ANA R	4350 HILLCREST DR #915	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 915PER CDO BK/PG: 4385/714
514219BB1730	SUCO,ROBERT J	4350 HILLCREST DR #916	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 916PER CDO BK/PG: 4385/714
514219BB1740	WEBB,BETSABETH	4350 HILLCREST DRIVE, APT 917	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 917PER CDO BK/PG: 4385/714
514219BB1750	TORANO,MIRIAM ELEON,PAUBLO	4350 HILLCREST DR #918	HOLLYWOOD	FL	33021	7970	HILLCREST EAST NO.22 CONDOUNIT 918PER CDO BK/PG: 4385/714
514219BB1760	HURTADO,MANUEL FERNANDO	4350 HILLCREST DR #919	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 919PER CDO BK/PG: 4385/714
514219BB1770	CADENA,NIEVES M & PETER	4350 HILLCREST DR #920	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 920PER CDO BK/PG: 4385/714
514219BB1780	INGWERSEN,ERIC	734 4 ST	LYNDHURST	NJ	07071		HILLCREST EAST NO.22 CONDOUNIT 1000PER CDO BK/PG: 4385/714
514219BB1790	O'MALLEY,MICHAEL R	4350 HILLCREST DR #1001	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1001 & 1003PER CDO BK/PG: 4385/714
514219BB1800	SWEETING,TREVOR G	4350 HILLCREST DR #1002	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1002PER CDO BK/PG: 4385/714
514219BB1810	ZAYAS,CARMEN	4350 HILLCREST DR #1004	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1004PER CDO BK/PG: 4385/714
514219BB1820	KOYFMAN,NUKHIM H/EKOYFMAN,MARGARITA	4350 HILLCREST DR # 1005	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1005PER CDO BK/PG: 4385/714
514219BB1830	LOWE,ROBERTA	4350 HILLCREST DR #1006	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1006PER CDO BK/PG: 4385/714
514219BB1840	GALENDEZ,JUAN V	4350 HILLCREST DR #1007	HOLLYWOOD	FL	33021	7970	HILLCREST EAST NO.22 CONDOUNIT 1007PER CDO BK/PG: 4385/714
514219BB1850	VILLARREAL,ALEXANDER H/EYELLEN,ELENA	4350 HILLCREST DR #1008	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1008PER CDO BK/PG: 4385/714
514219BB1860	GRAHAM,LEILA M	4350 HILLCREST DR #1009	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1009PER CDO BK/PG: 4385/714
514219BB1870	ASSAM,KELVINKELVIN H ASSAM REV TR	4350 HILLCREST DR #1010	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1010PER CDO BK/PG: 4385/714
514219BB1880	GALLI,VERONICA A	4350 HILLCREST DR #1011	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1011PER CDO BK/PG: 4385/714
514219BB1890	SAVAS,LYDIA	4350 HILLCREST DR #1012	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1012PER CDO BK/PG: 4385/714
514219BB1900	HERNANDEZ RAMIREZ,ALEXANDER J T	3255 NW 103 CT	DORAL	FL	33178		HILLCREST EAST NO.22 CONDOUNIT 1014PER CDO BK/PG: 4385/714
514219BB1910	BERMUDEZ,MARIA A	4350 HILLCREST DR #1015	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1015PER CDO BK/PG: 4385/714
514219BB1920	DETZ,MICAHEL F &SALSBURG,MARITZA	8071 SPENDTHRIFT LN	PORT ST LUCIE	FL	34986	3122	HILLCREST EAST NO.22 CONDOUNIT 1016PER CDO BK/PG: 4385/714
514219BB1930	MEJIA,DORELEY H/EFLOREZ,JOSE HERNAN	4350 HILLCREST DR #1017	HOLLYWOOD	FL	33021	7930	HILLCREST EAST NO.22 CONDOUNIT 1017PER CDO BK/PG: 4385/714
514219BB1940	SCHLESINGER,MEL	4350 HILLCREST DR #1018	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1018PER CDO BK/PG: 4385/714
514219BB1950	GONZALES,GEORGINA H/EESCOBAR,GEORGINA EST	4350 HILLCREST DR # 1019	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1019PER CDO BK/PG: 4385/714
514219BB1960	GENTILE,JUDY H/EGENTILE,FRANCESCO	4350 HILLCREST DR #1020	HOLLYWOOD	FL	33021		HILLCREST EAST NO.22 CONDOUNIT 1020PER CDO BK/PG: 4385/714

514219BG0010	ALVARADO,HUGO F	1600 TALLWOOD AVE #201	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 201PER CDO BK/PG: 5168/653
514219BG0020	NIN,TANIA	1600 TALLWOOD AVE #202	HOLLYWOOD	FL	33020		TALLWOOD NORTH CONDOUNIT 202PER CDO BK/PG: 5168/653
514219BG0030	KATHLEEN E GORMAN TRGORMAN,KATHLEEN E TRSTEE	261 S HIBISCUS CT	PLANTATION	FL	33317	3462	TALLWOOD NORTH CONDOUNIT 203PER CDO BK/PG: 5168/653
514219BG0040	LORENZO,GENARA	1600 TALLWOOD AVE #204	HOLLYWOOD	FL	33021	7903	TALLWOOD NORTH CONDOUNIT 204PER CDO BK/PG: 5168/653
514219BG0050	APTEKER,ABRAHAM & SHIRLEY	1600 TALLWOOD AVE #205	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 205PER CDO BK/PG: 5168/653
514219BG0060	CARDONE,DANIEL J	4309 MADISON ST	HOLLYWOOD	FL	33021	7629	TALLWOOD NORTH CONDOUNIT 206PER CDO BK/PG: 5168/653
514219BG0070	SANTANA,JUAN E	2145 PIERCE ST #211	HOLLYWOOD	FL	33020		TALLWOOD NORTH CONDOUNIT 207PER CDO BK/PG: 5168/653
514219BG0080	GARCIA,FRANK H/E	1600 TALLWOOD AVE 208	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 208PER CDO BK/PG: 5168/653
514219BG0090	ABRAHANTE DIAZ,ARTURO JAVIERTRUJILLO BALMACEDA,JUDITH RAQUEL	1600 TALLWOOD AVE #209	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 209PER CDO BK/PG: 5168/653
514219BG0100	MITCHELL,VALRIE	4320 WASHINGTON ST #210	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 210PER CDO BK/PG: 5168/653
514219BG0110	RYAN,ROBERT	4320 WASHINGTON ST #211	HOLLYWOOD	FL	33021	7601	TALLWOOD NORTH CONDOUNIT 211PER CDO BK/PG: 5168/653
514219BG0130	YANTZ,SIXTA ELENA	201 N 73 TERR	HOLLYWOOD	FL	33024	7219	TALLWOOD NORTH CONDOUNIT 214PER CDO BK/PG: 5168/653
514219BG0140	BETANCOURT,ALDO A H/EBETANCOURT,MIRIAM & ANDRES L	4320 WASHINGTON ST #215	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 215PER CDO BK/PG: 5168/653
514219BG0150	MONTUFAR,BRIZA	4320 WASHINGTON ST APT 216	HOLLYWOOD	FL	33021	7601	TALLWOOD NORTH CONDOUNIT 216PER CDO BK/PG: 5168/653
514219BG0160	JAIJAIRAM,MATTHEW BMATTHEW B JAIJAIRAM REV LIV TR	4320 WASHINGTON ST #217	HOLLYWOOD	FL	33021	7601	TALLWOOD NORTH CONDOUNIT 217PER CDO BK/PG: 5168/653
514219BG0170	MENA FRANCISCO,MAYRA	4320 WASHINGTON ST #218	HOLLYWOOD	FL	33021	7602	TALLWOOD NORTH CONDOUNIT 218PER CDO BK/PG: 5168/653
514219BG0180	ALDEN,ARNOLD	4320 WASHINGTON ST #219	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 219PER CDO BK/PG: 5168/653
514219BG0190	RATAJCZAK,PAWEL	1600 TALLWOOD AVE APT 301	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 301PER CDO BK/PG: 5168/653
514219BG0200	SANTANA,FELICITA HICHEZ	1600 TALLWOOD AVE # 302	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 302PER CDO BK/PG: 5168/653
514219BG0210	RIVERO,OSVALDO	1600 TALLWOOD AVE #303	HOLLYWOOD	FL	33021	7904	TALLWOOD NORTH CONDOUNIT 303PER CDO BK/PG: 5168/653
514219BG0220	MARTINEZ,SAMUEL & MARGARITA	1600 TALLWOOD AVE #304	HOLLYWOOD	FL	33021	7904	TALLWOOD NORTH CONDOUNIT 304PER CDO BK/PG: 5168/653
514219BG0230	BUBNOVA,MARIIA	1600 TALLWOOD AVE APT 305	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 305PER CDO BK/PG: 5168/653
514219BG0240	REBENIUK,TETIANATYMCHENKO,VOLODYMYR	212 SW 1 AVE	DANIA BEACH	FL	33004		TALLWOOD NORTH CONDOUNIT 306PER CDO BK/PG: 5168/653
514219BG0250	PHAN,DONG MAI KHANHNGUYEN,HOANG TUAN	1181 24 AVE NE	NAPLES	FL	34120		TALLWOOD NORTH CONDOUNIT 307PER CDO BK/PG: 5168/653
514219BG0260	GIOLITTI,MARIANNA	1600 TALLWOOD AVE #308	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 308PER CDO BK/PG: 5168/653
514219BG0270	COLON,ENRIQUE	1600 TALLWOOD AVE #309	HOLLYWOOD	FL	33021	7945	TALLWOOD NORTH CONDOUNIT 309PER CDO BK/PG: 5168/653
514219BG0280	LEON,JUAN SMALDONADO,JANIVETH	4320 WASHINGTON ST # 310	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 310PER CDO BK/PG: 5168/653
514219BG0290	SOLOMON,PEARL S	4320 WASHINGTON ST #311	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 311PER CDO BK/PG: 5168/653
514219BG0300	AUSTIN,VALERIE AAUSTIN,ALLYSON J	3900 MADISON ST	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 312PER CDO BK/PG: 5168/653

514219BG0310	CHEN,ZMIRAHAYOON,ORIT	330 W 56 ST #24L	NEW YORK	NY	10019		TALLWOOD NORTH CONDOUNIT 314PER CDO BK/PG: 5168/653
514219BG0320	WALCH-CERPA,YULI JACKELIN	4320 WASHINGTON ST #315	HOLLYWOOD	FL	33021	7602	TALLWOOD NORTH CONDOUNIT 315PER CDO BK/PG: 5168/653
514219BG0330	ASTALZA,MARIA ANGELICA	4320 WASHINGTON ST #316	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 316PER CDO BK/PG: 5168/653
514219BG0340	PADRON TORRES,FRANCISCASANCHEZ PADRON,SAMANTHA	6901 VETERANS MEMORIAL BLVD #82	METAIRIE	LA	70003		TALLWOOD NORTH CONDOUNIT 317PER CDO BK/PG: 5168/653
514219BG0350	LAFLEUR,JEFFREY	4320 WASHINGTON ST #318	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 318PER CDO BK/PG: 5168/653
514219BG0360	SHELNUT,CLIFFORD E	4320 WASHINGTON ST #319	HOLLYWOOD	FL	33021	7671	TALLWOOD NORTH CONDOUNIT 319PER CDO BK/PG: 5168/653
514219BG0370	TERMINE,ROBERT P & ETWARIE I	1600 TALLWOOD AVE #401	HOLLYWOOD	FL	33021	7945	TALLWOOD NORTH CONDOUNIT 401PER CDO BK/PG: 5168/653
514219BG0380	DIAZ,ANGEL G H/EGONZALEZ,LINETTE E	1600 TALLWOOD AVE #402	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 402PER CDO BK/PG: 5168/653
514219BG0390	CARDONA,MERCEDES	1600 TALLWOOD AVE #403	HOLLYWOOD	FL	33021	7945	TALLWOOD NORTH CONDOUNIT 403PER CDO BK/PG: 5168/653
514219BG0400	MARTINEZ,IRZA A	1600 TALLWOOD AVE #404	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 404PER CDO BK/PG: 5168/653
514219BG0410	DIONISIO,FRANCISCO	1600 TALLWOOD AVE UNIT 405	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 405PER CDO BK/PG: 5168/653
514219BG0420	DE LA PUENTE,CARLOS ALBERTO	800 PARKVIEW DR APT 418	HALLANDALE BEACH	FL	33009	8900	TALLWOOD NORTH CONDOUNIT 406PER CDO BK/PG: 5168/653
514219BG0430	THOMAS,MOLENDINO OMAR	1600 TALLWOOD AVE #407	HOLLYWOOD	FL	33021	7947	TALLWOOD NORTH CONDOUNIT 407PER CDO BK/PG: 5168/653
514219BG0440	HICKS,DEBBIE DENISE	9821 SW 16 ST	PEMBROKE PINES	FL	33025		TALLWOOD NORTH CONDOUNIT 408PER CDO BK/PG: 5168/653
514219BG0450	MONDELUS,YVENS	1600 TALLWOOD AVE #409	HOLLYWOOD	FL	33021	7903	TALLWOOD NORTH CONDOUNIT 409PER CDO BK/PG: 5168/653
514219BG0460	SOSA,MARIA	4320 WASHINGTON ST #410	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 410PER CDO BK/PG: 5168/653
514219BG0470	BERNSTEIN,STEVEN P	4320 WASHINGTON ST #411	HOLLYWOOD	FL	33021		TALLWOOD NORTH CONDOUNIT 411PER CDO BK/PG: 5168/653
514219BG0480	RUFFIN,WILLIE	1316 NW 13 CT	FORT LAUDERDALE	FL	33311		TALLWOOD NORTH CONDOUNIT 412PER CDO BK/PG: 5168/653
514219BG0490	MARTINEZ,MARIA H/EMARTINEZ,DILENIA	4320 WASHINGTON ST #414	HOLLYWOOD	FL	33021	7671	TALLWOOD NORTH CONDOUNIT 414PER CDO BK/PG: 5168/653
514219BG0500	GIOLITTI,GERARDINA	4320 WASHINGTON ST #415	HOLLYWOOD	FL	33020		TALLWOOD NORTH CONDOUNIT 415PER CDO BK/PG: 5168/653
514219BG0510	HITO,KARINAMILLER,JIMMY ALFONSO	4320 WASHINGTON STREET #416	HOLLYWOOD	FL	33021	7672	TALLWOOD NORTH CONDOUNIT 416PER CDO BK/PG: 5168/653
514219BG0520	ENCINAS YANEZ,RODRIGO I	4320 WASHINGTON ST #417	HOLLYWOOD	FL	33021	7672	TALLWOOD NORTH CONDOUNIT 417PER CDO BK/PG: 5168/653
514219BG0530	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		TALLWOOD NORTH CONDOUNIT 418PER CDO BK/PG: 5168/653
514219BG0540	MULVEY,ESTEFANIA	4320 WASHINGTON ST #419	HOLLYWOOD	FL	33021	7672	TALLWOOD NORTH CONDOUNIT 419PER CDO BK/PG: 5168/653
514219BJ0010	GHIBAUDO,PAOLA MPAOLA M GHIBAUDO REV TR	1200 TALLWOOD AVE #101	HOLLYWOOD	FL	33021	7901	TALLWOOD WEST CONDOUNIT 101PER CDO BK/PG: 5441/282
514219BJ0020	RUDY & CARMELLA MENENDEZ TRMENENDEZ,R & CARMELLA TRS	14138 STONEGATE DR	TAMPA	FL	33624		TALLWOOD WEST CONDOUNIT 102PER CDO BK/PG: 5441/282
514219BJ0030	POMERLEAU,JEANNETTE	1200 TALLWOOD AVE #103	HOLLYWOOD	FL	33021	7901	TALLWOOD WEST CONDOUNIT 103PER CDO BK/PG: 5441/282
514219BJ0040	VALDES,MAGDALENA H/EMACIAS,MARTA ETAL	1200 TALLWOOD AVE #104	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 104PER CDO BK/PG: 5441/282
514219BJ0050	PHANORD,BERNICE	1200 TALLWOOD AVE #105	HOLLYWOOD	FL	33021	7901	TALLWOOD WEST CONDOUNIT 105PER CDO BK/PG: 5441/282

514219BJ0060	ANTONELLI,FABRIZIO	1200 TALLWOOD AVE #106	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 106PER CDO BK/PG: 5441/282
514219BJ0070	BERGMAN,ALEXIS HELENE	1200 TALLWOOD AVE # 107	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 107PER CDO BK/PG: 5441/282
514219BJ0080	ELINGER,JOSEPH P	1200 TALLWOOD AVE UNIT 108	HOLLYWOOD	FL	33021	7902	TALLWOOD WEST CONDOUNIT 108PER CDO BK/PG: 5441/282
514219BJ0090	DAKE,ROBERT	1200 TALLWOOD AVE # 109	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 109PER CDO BK/PG: 5441/282
514219BJ0100	CABRERA DIAZ,SILVIA H/EGONZALEZ CABRERA,JULIO	1200 TALLWOOD AVE #110	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 110PER CDO BK/PG: 5441/282
514219BJ0110	RIVERA,RICHARD	1200 TALLWOOD AVE APT 111	HOLLYWOOD	FL	33021	7902	TALLWOOD WEST CONDOUNIT 111PER CDO BK/PG: 5441/282
514219BJ0120	OLGA L HERRERA REV LIV TRSTEVEN KLOSOWSKY REV LIV TR	1714 RODMAN ST	HOLLYWOOD	FL	33020		TALLWOOD WEST CONDOUNIT 201PER CDO BK/PG: 5441/282
514219BJ0130	CAIN,GEORGE A	1200 TALLWOOD AVE #202	HOLLYWOOD	FL	33021	7943	TALLWOOD WEST CONDOUNIT 202PER CDO BK/PG: 5441/282
514219BJ0140	REYNOSO LOAIZA,CAROLINAPANCORBO,RODRIGO	1200 TALLWOOD AVE #203	HOLLYWOOD	FL	33021	7973	TALLWOOD WEST CONDOUNIT 203PER CDO BK/PG: 5441/282
514219BJ0150	MEJIA GARCIA,BLANCA CECILIA	1200 TALLWOOD AVE #204	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 204PER CDO BK/PG: 5441/282
514219BJ0160	BALDIE,BRYON	PO BOX 452756	FORT LAUDERDALE	FL	33345	2756	TALLWOOD WEST CONDOUNIT 205PER CDO BK/PG: 5441/282
514219BJ0170	SINCLAIR,GARTH	1200 TALLWOOD AVE #206	HOLLYWOOD	FL	33021	7943	TALLWOOD WEST CONDOUNIT 206PER CDO BK/PG: 5441/282
514219BJ0180	FAN,DIEGO RUBEN MACHADO	1200 TALLWOOD AVE #207	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 207PER CDO BK/PG: 5441/282
514219BJ0190	SWANZ,ROBERT	1200 TALLWOOD AVE #208	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 208PER CDO BK/PG: 5441/282
514219BJ0200	MEDVINSKY,ALEKSANDRA	1087 SCARLET OAK ST	HOLLYWOOD	FL	33019		TALLWOOD WEST CONDOUNIT 209PER CDO BK/PG: 5441/282
514219BJ0210	ANTONIO G DELGADO IRREV TRDELGAGO,ANTONIO G TRS	800 NE 195 ST # 619	MIAMI	FL	33179		TALLWOOD WEST CONDOUNIT 210PER CDO BK/PG: 5441/282
514219BJ0220	ANZALONE,MARIA	1200 TALLWOOD AVE #211	HOLLYWOOD	FL	33021	7944	TALLWOOD WEST CONDOUNIT 211PER CDO BK/PG: 5441/282
514219BJ0230	GUZMAN,FELIX M & ALTAGRACIA	1200 TALLWOOD AVE #301	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 301PER CDO BK/PG: 5441/282
514219BJ0240	MOLDOVAN,EDWARD ANTHONY H/EMOLDOVAN,IOAN & OLIMPIA	1200 TALLWOOD AVE #302	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 302PER CDO BK/PG: 5441/282
514219BJ0250	CLARK,WALTER C	647 ROOSEVELT AVE	GLASSBORO	NJ	08028		TALLWOOD WEST CONDOUNIT 303PER CDO BK/PG: 5441/282
514219BJ0260	DACHOACH,AVNER	1200 TALLWOOD AVE #304	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 304PER CDO BK/PG: 5441/282
514219BJ0270	SANDOVAL,GLORIA M	1200 TALLWOOD AVE UNIT 305	HOLLYWOOD	FL	33021	7965	TALLWOOD WEST CONDOUNIT 305PER CDO BK/PG: 5441/282
514219BJ0280	GUERRERO,SHIRLEY K	1200 TALLWOOD AVE #306	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 306PER CDO BK/PG: 5441/282
514219BJ0290	OROZCO,WILFREDO M	1200 TALLWOOD AVE #307	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 307PER CDO BK/PG: 5441/282
514219BJ0300	FREEMAN,EARL A	107 STONE RIVER RD	HUNTSVILLE	AL	35811	9774	TALLWOOD WEST CONDOUNIT 308PER CDO BK/PG: 5441/282
514219BJ0310	RIVERA,JENIFFER MAYSONET	1200 TALLWOOD AVE #309	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 309PER CDO BK/PG: 5441/282
514219BJ0320	SERRANO GINES,NATASHA MARIE	1200 TALLWOOD AVE #310	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 310PER CDO BK/PG: 5441/282
514219BJ0330	HOLUBOWICZ,ALEKSANDRA WIOLETTA	1200 TALLWOOD AVE #311	HOLLYWOOD	FL	33021		TALLWOOD WEST CONDOUNIT 311PER CDO BK/PG: 5441/282
514219BK0010	J&G CONSTRUCTION &REMODELING LLC	6412 GRANT CT	HOLLYWOOD	FL	33024	5842	TALLWOOD EAST CONDOUNIT 101PER CDO BK/PG: 5306/73

514219BK0020	HEATH,EDDIE	1400 TALLWOOD AVE #102	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 102PER CDO BK/PG: 5306/73
514219BK0030	NGUYEN,HUNG T	1620 W OAKLAND PARK #404	OAKLAND PARK	FL	33331		TALLWOOD EAST CONDOUNIT 103PER CDO BK/PG: 5306/73
514219BK0040	PELTON,PATRICIA MPATRICIA M PELTON REV TR	1400 TALLWOOD AVE #104	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 104PER CDO BK/PG: 5306/73
514219BK0050	BERRIOS MALDONADO,OBED ISAI	1400 TALLWOOD AVE UNIT #105	HOLLYWOOD	FL	33021	7921	TALLWOOD EAST CONDOUNIT 105PER CDO BK/PG: 5306/73
514219BK0060	GARRY,JAMES GJAMES G GARRY TR	1400 TALLWOOD AVENUE UNIT 106	HOLLYWOOD	FL	33021	7921	TALLWOOD EAST CONDOUNIT 106PER CDO BK/PG: 5306/73
514219BK0070	YOUNG,ELIZABETH	1400 TALLWOOD AVE #107	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 107PER CDO BK/PG: 5306/73
514219BK0080	HUTIU,LIVIU & ROZALIA	1400 TALLWOOD AVE #108	HOLLYWOOD	FL	33021	7953	TALLWOOD EAST CONDOUNIT 108PER CDO BK/PG: 5306/73
514219BK0090	NINI,MUHAMMAD S	1400 TALLWOOD AVE #109	HOLLYWOOD	FL	33021	7921	TALLWOOD EAST CONDOUNIT 109PER CDO BK/PG: 5306/73
514219BK0100	AUSTIN,ALLYSON H/EAUSTIN,CLEMENT & VALERIE	1400 TALLWOOD AVE #110	HOLLYWOOD	FL	33021	7921	TALLWOOD EAST CONDOUNIT 110PER CDO BK/PG: 5306/73
514219BK0110	BARRIO,SAMANTHA NICOLE	1400 TALLWOOD AVE #201	HOLLYWOOD	FL	33021	7922	TALLWOOD EAST CONDOUNIT 201PER CDO BK/PG: 5306/73
514219BK0120	CARTIER,ANN B	1400 TALLWOOD AVE APT 202	HOLLYWOOD	FL	33021	7951	TALLWOOD EAST CONDOUNIT 202PER CDO BK/PG: 5306/73
514219BK0130	GILLES,EDWIDGE H/EGILLES,MARIE M	1400 TALLWOOD AVE UNIT 203	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 203PER CDO BK/PG: 5306/73
514219BK0140	ALQAISI,KHALEDFARSHADI,AWVEAN	1818 RODMAN ST #2J	HOLLYWOOD	FL	33020		TALLWOOD EAST CONDOUNIT 204PER CDO BK/PG: 5306/73
514219BK0150	ARCHBOLD,BARBARA	1400 TALLWOOD AVE APT 205	HOLLYWOOD	FL	33021	7922	TALLWOOD EAST CONDOUNIT 205PER CDO BK/PG: 5306/73
514219BK0160	CABRERA,WENDY DENISE	1400 TALLWOOD AVE 206	HOLLYWOOD	FL	33024		TALLWOOD EAST CONDOUNIT 206PER CDO BK/PG: 5306/73
514219BK0170	BULLOCK,MARY P	1400 TALLWOOD AVE #207	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 207PER CDO BK/PG: 5306/73
514219BK0180	SAFI,SHIREEN MARIE	1400 TALLWOOD AVE #208	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 208PER CDO BK/PG: 5306/73
514219BK0190	MERCADO,EDWIN & ROBYNN	1400 TALLWOOD AVE APT 209	HOLLYWOOD	FL	33021	7922	TALLWOOD EAST CONDOUNIT 209PER CDO BK/PG: 5306/73
514219BK0200	BELLORIN,RENER E	1400 TALLWOOD AVE #210	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 210PER CDO BK/PG: 5306/73
514219BK0210	WAGNAC,SUZE	1040 SW 113 WAY	PEMBROKE PINES	FL	33025		TALLWOOD EAST CONDOUNIT 301PER CDO BK/PG: 5306/73
514219BK0220	DAVENPORT,MELISSA	1400 TALLWOOD AVE APT 302	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 302PER CDO BK/PG: 5306/73
514219BK0230	TRUJILLO,TERESA	1400 TALLWOOD AVE # 303	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 303PER CDO BK/PG: 5306/73
514219BK0240	BARRETO,FELIX	1400 TALLWOOD AVENUE #304	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 304PER CDO BK/PG: 5306/73
514219BK0250	SIEGEL,PHILIP	1400 TALLWOOD AVE #305	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 305PER CDO BK/PG: 5306/73
514219BK0260	SOTO,MARUJA	1400 TALLWOOD AVE #306	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 306PER CDO BK/PG: 5306/73
514219BK0270	WALLACE,ALLETHER	1400 TALLWOOD AVE #307	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 307PER CDO BK/PG: 5306/73
514219BK0280	DE LOS SANTOS,RAMONRAMIREZ DE LOS SANTOS,ADA IRIS	1400 TALLWOOD AVE #308	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 308PER CDO BK/PG: 5306/73
514219BK0290	DONDE,DANIELLE	1400 TALLWOOD AVE #309	HOLLYWOOD	FL	33021		TALLWOOD EAST CONDOUNIT 309PER CDO BK/PG: 5306/73
514219BK0300	BUNIN,KONSTANTIN	1400 TALLWOOD AVE #310	HOLLYWOOD	FL	33021	7923	TALLWOOD EAST CONDOUNIT 310PER CDO BK/PG: 5306/73

514219BM0010	ALEGRIA,JOSE	919 HILLCREST DR #101	HOLLYWOOD	FL	33021	7856	HILLCREST EAST NO.20 CONDOUNIT 101PER CDO BK/PG: 9964/1
514219BM0020	TO BEEF OR NOT TO BEEF LLC	3832 ADAMS ST	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 102PER CDO BK/PG: 9964/1
514219BM0030	MAYA CONDO LLC	3323 NE 163 ST SUITE 504	NORTH MIAMI BEACH	FL	33160	5597	HILLCREST EAST NO.20 CONDOUNIT 104PER CDO BK/PG: 9964/1
514219BM0040	EGAS,RAMIRO	919 HILLCREST DR UNIT 106	HOLLYWOOD	FL	33021	7856	HILLCREST EAST NO.20 CONDOUNIT 106PER CDO BK/PG: 9964/1
514219BM0050	NTV PLANNING TRVINBAYTEL,RONALD TRSTEE	74 BEAUMONT ST	BROOKLYN	NY	11235		HILLCREST EAST NO.20 CONDOUNIT 110PER CDO BK/PG: 9964/1
514219BM0060	LIGURIA GROUP LLC	5301 SW 38 AVE	FORT LAUDERDALE	FL	33312		HILLCREST EAST NO.20 CONDOUNIT 111PER CDO BK/PG: 9964/1
514219BM0070	QUIJADA,JOSE YANES H/EDE YANES,NORMA BARRETO	919 HILLCREST DR #112	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 112PER CDO BK/PG: 9964/1
514219BM0080	BERTRAND,JORGE H/EBERTRAND,CHARLES ETAL	919 HILLCREST DR #114	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 114PER CDO BK/PG: 9964/1
514219BM0090	SHIZENBI GROUP LLC	919 HILLCREST D #312	HOLLYWOOD	FL	33021	7856	HILLCREST EAST NO.20 CONDOUNIT 115PER CDO BK/PG: 9964/1
514219BM0100	LC EXPRESS SERVICES LLC	3002 SW 23 LN	HALLANDALE BEACH	FL	33009		HILLCREST EAST NO.20 CONDOUNIT 201PER CDO BK/PG: 9964/1
514219BM0110	MITTONE,DANTE ALBERTOGRUVER,MARITZABEL	2102 STEINWAY ST	QUEENS	NY	11105		HILLCREST EAST NO.20 CONDOUNIT 202PER CDO BK/PG: 9964/1
514219BM0120	DUMELLE,KATHIA	919 HILREST DR UNIT 203	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 203PER CDO BK/PG: 9964/1
514219BM0130	MARTINEZ,OMAIRA	919 HILLCREST DR #312	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 204PER CDO BK/PG: 9964/1
514219BM0140	KLOOSTERBOER,TOMAS	554 HAO ST	HONOLULU	HI	96821		HILLCREST EAST NO.20 CONDOUNIT 205PER CDO BK/PG: 9964/1
514219BM0150	STELEA,STEPHANIE ANDREA	202 GOSSAMER ST	*ORLEANS ON	CA	K1W 0	B9	HILLCREST EAST NO.20 CONDOUNIT 206PER CDO BK/PG: 9964/1
514219BM0160	SHAW,MONIQUE G	919 HILLCREST DR UNIT 207	HOLLYWOOD	FL	33021	7856	HILLCREST EAST NO.20 CONDOUNIT 207PER CDO BK/PG: 9964/1
514219BM0170	PARISI & MALDONADO LLC	3500 MYSTIC POINTE DR #2507	AVENTURA	FL	33180		HILLCREST EAST NO.20 CONDOUNIT 208PER CDO BK/PG: 9964/1
514219BM0180	MACLAKA GROUP LLC	4855 W HILLSBORO BVD B3	COCONUT CREEK	FL	33073		HILLCREST EAST NO.20 CONDOUNIT 209PER CDO BK/PG: 9964/1
514219BM0190	NTV PLANNING TR	74 BEAUMONT ST	BROOKLYN	NY	11235		HILLCREST EAST NO.20 CONDOUNIT 210PER CDO BK/PG: 9964/1
514219BM0200	KALLASH,ALEXKALLASH,VICTORIA	4802 GREENWAY DR	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 211PER CDO BK/PG: 9964/1
514219BM0210	DAHAN,YOSAFHA	919 HILLCREST DR #212	HOLLYWOOD	FL	33021	7856	HILLCREST EAST NO.20 CONDOUNIT 212PER CDO BK/PG: 9964/1
514219BM0220	RADONCIC,SEAD	2510 30 RD APT 6L	ASTORIA	NY	11102	2611	HILLCREST EAST NO.20 CONDOUNIT 214PER CDO BK/PG: 9964/1
514219BM0230	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD ROAD #9	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 215PER CDO BK/PG: 9964/1
514219BM0240	DOOR TO THE NORTH LLC	2297 NE 164 ST	NORTH MIAMI BEACH	FL	33160		HILLCREST EAST NO.20 CONDOUNIT 301PER CDO BK/PG: 9964/1
514219BM0250	PERALTA,MARTIN F & MILAGROS JSOLMIMAR INVESTMENTS LLC	5260 SW 132 AVE	COOPER CITY	FL	33330		HILLCREST EAST NO.20 CONDOUNIT 302PER CDO BK/PG: 9964/1
514219BM0260	EMMY MAC 1 LLC	4100 N 58 AVE	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 303PER CDO BK/PG: 9964/1
514219BM0270	PERALTA,MARTINCRUZ RUIZ,CLAUDIA STEFANY	5260 SW 123 AVE	COOPER CITY	FL	33330		HILLCREST EAST NO.20 CONDOUNIT 304PER CDO BK/PG: 9964/1
514219BM0280	PAZOS,CARLOS ALFREDO POLOLEGARDA,ANDREA LILIANA VARONA	7421 NW 112 PL	DORAL	FL	33178		HILLCREST EAST NO.20 CONDOUNIT 305PER CDO BK/PG: 9964/1
514219BM0290	MUSHYAKOV,GEORGI	919 HILLCREST DR # 306	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 306PER CDO BK/PG: 9964/1

514219BM0300	ISHUTINA,ANNAKUKHARETS,OLEKSANDR	800 PARKVIEW DR #520	HALLANDALE BEACH	FL	33009		HILLCREST EAST NO.20 CONDOUNIT 307PER CDO BK/PG: 9964/1
514219BM0310	IDARRAGA,GUILLERMO	94-55 ALSTYNE AVE #1	ELMHURST	NY	11373		HILLCREST EAST NO.20 CONDOUNIT 308PER CDO BK/PG: 9964/1
514219BM0320	AYASH,DIMA MAHERSABOUNI,MAJED M	919 HILLCREST DR #309	HOLLYWOOD	FL	33021	7855	HILLCREST EAST NO.20 CONDOUNIT 309PER CDO BK/PG: 9964/1
514219BM0330	FOXHILL 310 LAND TRBAKER,SARA TRSTEE	9273 CARLYLE AVE	SURFSIDE	FL	33154		HILLCREST EAST NO.20 CONDOUNIT 310PER CDO BK/PG: 9964/1
514219BM0340	KELVIN H ASSAM REV TRASSAM,KELVIN TRSTEE	4350 HILLCREST DR #1010	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 311PER CDO BK/PG: 9964/1
514219BM0350	MARQUEZ,OMAIRA MARTINEZ	919 HILLCREST DR #312	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 312PER CDO BK/PG: 9964/1
514219BM0360	PIRA,IVELISSE	919 HILLCREST DR #314	HOLLYWOOD	FL	33021	7846	HILLCREST EAST NO.20 CONDOUNIT 314PER CDO BK/PG: 9964/1
514219BM0370	MOSQUEIRA,CINTHYA E	919 HILLCREST DR #315	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 315PER CDO BK/PG: 9964/1
514219BM0380	GOMEZ GRANADOS,CLAUDIA LUCIAGONZALEZ GOMEZ,JAIME ALBERTO	919 HILLCREST DR #401	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 401PER CDO BK/PG: 9964/1
514219BM0390	GOMEZ,GABRIEL ALFONSO	6303 WOODBROOK LN	HOUSTON	TX	77008		HILLCREST EAST NO.20 CONDOUNIT 402PER CDO BK/PG: 9964/1
514219BM0400	MORENO,JOSE JAVIERESCOBAR,MARIELA RITA ETAL	919 HILLCREST DR #403	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 403PER CDO BK/PG: 9964/1
514219BM0410	VINBAYTEL,RONALD	74 BEAUMOUT ST	BROOKLYN	NY	11235		HILLCREST EAST NO.20 CONDOUNIT 404PER CDO BK/PG: 9964/1
514219BM0420	QUINTERO,MADELINE	919 HILLCREST DR #405	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 405PER CDO BK/PG: 9964/1
514219BM0430	THESING,GERRIT	919 HILLCREST DR #406	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 406PER CDO BK/PG: 9964/1
514219BM0440	CCOV PROPERTIES LLC	20730 NE 31 PL	AVENTURA	FL	33180		HILLCREST EAST NO.20 CONDOUNIT 407PER CDO BK/PG: 9964/1
514219BM0450	NEDICI,PAVEL GRUIA & LUCIA V	10 BRIDGE ST	MCADOO	PA	18237		HILLCREST EAST NO.20 CONDOUNIT 408PER CDO BK/PG: 9964/1
514219BM0460	CULOTTA,HILDA	919 HILLCREST DR #409	HOLLYWOOD	FL	33021	7855	HILLCREST EAST NO.20 CONDOUNIT 409PER CDO BK/PG: 9964/1
514219BM0470	AROCHA,OSCAR OMAR	40-45 ELBERTSON ST #348	ELMHURST	NY	11373		HILLCREST EAST NO.20 CONDOUNIT 410PER CDO BK/PG: 9964/1
514219BM0480	TO BEEF OR NOT TO BEF LLC	3832 ADAMS ST	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 411PER CDO BK/PG: 9964/1
514219BM0490	CASCIORIZZO,ROBERT F	365 W 28 ST UNIT 13-H	NEW YORK	NY	10001		HILLCREST EAST NO.20 CONDOUNIT 412PER CDO BK/PG: 9964/1
514219BM0500	RODRIGUEZ,ANDREA LOURDES	919 HILLCREST DR UNIT 414	HOLLYWOOD	FL	33021	7855	HILLCREST EAST NO.20 CONDOUNIT 414PER CDO BK/PG: 9964/1
514219BM0510	YARKINE,OLESIA	8420 20 AVE #D5	BROOKLYN	NY	11214		HILLCREST EAST NO.20 CONDOUNIT 415PER CDO BK/PG: 9964/1
514219BM0520	TREMBLAY,STEPHAN	919 HILLCREST DR UNIT 501	HOLLYWOOD	FL	33021	7855	HILLCREST EAST NO.20 CONDOUNIT 501PER CDO BK/PG: 9964/1
514219BM0530	TAYLOR,KATHLEEN S	919 HILLCREST DR UNIT 502	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 502PER CDO BK/PG: 9964/1
514219BM0540	TEPLICKI,JAIMETEPLICKI,SARA	17725 NE 9 PL	NORTH MIAMI BEACH	FL	33126		HILLCREST EAST NO.20 CONDOUNIT 503PER CDO BK/PG: 9964/1
514219BM0550	MORA,ELIZABETH M	441 LAKEVIEW DR #102	WESTON	FL	33326		HILLCREST EAST NO.20 CONDOUNIT 504PER CDO BK/PG: 9964/1
514219BM0560	MOLDOVAN,LARISA	919 HILLCREST DR #505	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 505PER CDO BK/PG: 9964/1
514219BM0570	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD RD	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 506PER CDO BK/PG: 9964/1
514219BM0580	GARCIA,MAURO & MARIA	1533 RODMAN ST	HOLLYWOOD	FL	33020	6437	HILLCREST EAST NO.20 CONDOUNIT 507PER CDO BK/PG: 9964/1

514219BM0590	LAKESVIEWONE LLC	17275 COLLINS AVE #603	SUNNY ISLES BEACH	FL	33160		HILLCREST EAST NO.20 CONDOUNIT 508PER CDO BK/PG: 9964/1
514219BM0600	QUDDUS,MUHAMMEDQUDDUS,NASREEN	16950 W DIXIE HWY #331	N MIAMI BEACH	FL	33160	3777	HILLCREST EAST NO.20 CONDOUNIT 509PER CDO BK/PG: 9964/1
514219BM0610	FAVALE,LIVIAFAVALE,TERESA & FAVALE,V	919 HILLCREST DR #510	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 510PER CDO BK/PG: 9964/1
514219BM0620	ROSENGAUS,NILDA	12741 SW 15 MNR	DAVIE	FL	33325		HILLCREST EAST NO.20 CONDOUNIT 511PER CDO BK/PG: 9964/1
514219BM0630	RAFFO,LUISA HERCILIA CHIAPPE	5300 WASHINGTON ST #103I	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 512PER CDO BK/PG: 9964/1
514219BM0640	GRITZ,CARLOS & VILMA ELIZABETH	919 HILLCREST DR #514	HOLLYWOOD	FL	33021	7854	HILLCREST EAST NO.20 CONDOUNIT 514PER CDO BK/PG: 9964/1
514219BM0650	SOUTH WINDS DEL PLATA LLC	5026 SW 35 TER	FORT LAUDERDALE	FL	33312		HILLCREST EAST NO.20 CONDOUNIT 515PER CDO BK/PG: 9964/1
514219BM0660	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD RD	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 601PER CDO BK/PG: 9964/1
514219BM0670	TEPLICKI,JAIME & SARA	17725 NE 9 PL	NORTH MIAMI BEACH	FL	33126		HILLCREST EAST NO.20 CONDOUNIT 602PER CDO BK/PG: 9964/1
514219BM0680	POLANCO,ERNESTO &POLANCO,JUDITH M	5076 SW 137 TER	MIRAMAR	FL	33027		HILLCREST EAST NO.20 CONDOUNIT 603PER CDO BK/PG: 9964/1
514219BM0690	ESTEIRERIO,JOSE &FERREIRA,ROSE	919 HILLCREST DR APT 604	HOLLYWOOD	FL	33021	7854	HILLCREST EAST NO.20 CONDOUNIT 604PER CDO BK/PG: 9964/1
514219BM0700	KODARY,YONATAN	919 HILLCREST DR #605	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 605PER CDO BK/PG: 9964/1
514219BM0710	SOUTH WINDS DEL PLATA LLC	5026 SW 35 TER	FORT LAUDERDALE	FL	33312		HILLCREST EAST NO.20 CONDOUNIT 606PER CDO BK/PG: 9964/1
514219BM0720	LOOR ZAMBRANO,ROBERTO CARLOS	919 HILLCREST DR #607	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 607PER CDO BK/PG: 9964/1
514219BM0730	MEDVINSKY,ALEKSANDRA	1087 SCARLET OAK ST	HOLLYWOOD	FL	33019		HILLCREST EAST NO.20 CONDOUNIT 608PER CDO BK/PG: 9964/1
514219BM0740	COLETTI,CATHERINE	919 HILLCREST DR #609	HOLLYWOOD	FL	33021	7854	HILLCREST EAST NO.20 CONDOUNIT 609PER CDO BK/PG: 9964/1
514219BM0750	NITSBERG,BRUCE J	860 E BROADWAY #6U	LONG BEACH	NY	11561	4711	HILLCREST EAST NO.20 CONDOUNIT 610PER CDO BK/PG: 9964/1
514219BM0760	CBG OPPORTUNITY LLC	919 HILLCREST DR #611	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 611PER CDO BK/PG: 9964/1
514219BM0770	FCM INVESTMENTS LLC	407 LINCOLN RD SUITE PH-NE	MIAMI BEACH	FL	33139		HILLCREST EAST NO.20 CONDOUNIT 612PER CDO BK/PG: 9964/1
514219BM0780	VARGAS,JAVIER ARMANDO	919 HILLCREST DR #614	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 614PER CDO BK/PG: 9964/1
514219BM0790	STEVENS,ALMA M	919 HILLCREST DR #615	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 615PER CDO BK/PG: 9964/1
514219BM0800	FROES,JULIANA MARIA	919 HILCREST DR #701	HOLLYWOOD	FL	33021	7854	HILLCREST EAST NO.20 CONDOUNIT 701PER CDO BK/PG: 9964/1
514219BM0810	ULLMANN REV TRULLMANN,LEE Z TRSTEE ETAL	1600 S OCEAN DR APT 5J	HOLLYWOOD	FL	33019	2424	HILLCREST EAST NO.20 CONDOUNIT 702PER CDO BK/PG: 9964/1
514219BM0820	PETITO,ANTHONY M & NANCY E	13080 S CYPRESS LN	PALOS HEIGHTS	IL	60463	1923	HILLCREST EAST NO.20 CONDOUNIT 703PER CDO BK/PG: 9964/1
514219BM0830	NTV PLANNING TRVINBAYTEL,RONALD TRS	74 BEAUMONT ST	BROOKLYN	NY	11235		HILLCREST EAST NO.20 CONDOUNIT 704PER CDO BK/PG: 9964/1
514219BM0840	MARQUEZ,OMAIRA MARTINEZ	919 HILLCREST DR #705	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 705PER CDO BK/PG: 9964/1
514219BM0850	JIMENEZ,ALBA E	919 HILLCREST DR #706	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 706PER CDO BK/PG: 9964/1
514219BM0860	ARROYO,BETTY ROXANA	1914 AUGUSTA DR #16	HOUSTON	TX	77057		HILLCREST EAST NO.20 CONDOUNIT 707PER CDO BK/PG: 9964/1
514219BM0870	4 SUSIMAR LLC	3832 ADAMS ST	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 708PER CDO BK/PG: 9964/1

514219BM0880	GARCIA,ELAINE	919 HILLCREST DR 709	HOLLYWOOD	FL	33021	7883	HILLCREST EAST NO.20 CONDOUNIT 709PER CDO BK/PG: 9964/1
514219BM0890	ELFOURANI,ALI & RAMONA	919 HILLCREST DR #710	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 710PER CDO BK/PG: 9964/1
514219BM0900	PICHUGIN,ALEXANDER	3001 S OCEAN DR #1239	HOLLYWOOD	FL	33019		HILLCREST EAST NO.20 CONDOUNIT 711PER CDO BK/PG: 9964/1
514219BM0910	RICHER,SVETLANA	919 HILLCREST DR #712	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 712PER CDO BK/PG: 9964/1
514219BM0920	BANERJEE,ABHIJITBANERJEE,MOUMITA	109 E RIDGE RD	CHARLESTON	WV	25314		HILLCREST EAST NO.20 CONDOUNIT 714PER CDO BK/PG: 9964/1
514219BM0930	CRUZ RUIZ,CLAUDIA STEFANY	919 HILLCREST DR #715	HOLLYWOOD	FL	33021	7883	HILLCREST EAST NO.20 CONDOUNIT 715PER CDO BK/PG: 9964/1
514219BM0940	GARCIA,JOSECHACON,LUZ MARINA	919 HILLCREST DR UNIT 801	HOLLYWOOD	FL	33021	7883	HILLCREST EAST NO.20 CONDOUNIT 801PER CDO BK/PG: 9964/1
514219BM0950	GOMEZ,GABRIEL ALFONSO	6303 WOODBROOK LN	HOUSTON	TX	77008		HILLCREST EAST NO.20 CONDOUNIT 802PER CDO BK/PG: 9964/1
514219BM0960	AD & CO INVESTMENTS LLC	813 NW 10 AVE	DANIA BEACH	FL	33004		HILLCREST EAST NO.20 CONDOUNIT 803PER CDO BK/PG: 9964/1
514219BM0970	ANGLADE,NANCY LEE	919 HILLCREST DR #804	HOLLYWOOD	FL	33021	7883	HILLCREST EAST NO.20 CONDOUNIT 804PER CDO BK/PG: 9964/1
514219BM0980	PIEROVA,KATERYNA	1576 PONGAM TER	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 805PER CDO BK/PG: 9964/1
514219BM0990	BERNSTEIN,FRANCINE	919 HILLCREST DR UNIT 806	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 806PER CDO BK/PG: 9964/1
514219BM1000	ADA ARMAS REV TRALLOTTA,MARILYN TRUSTEE	6052 CARNEGIE ST	SAN DIEGO	CA	92122	3240	HILLCREST EAST NO.20 CONDOUNIT 807PER CDO BK/PG: 9964/1
514219BM1010	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD RD #9	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 808PER CDO BK/PG: 9964/1
514219BM1020	CULOTTA,MARCELO E	919 HILLCREST DR #809	HOLLYWOOD	FL	33021	7883	HILLCREST EAST NO.20 CONDOUNIT 809PER CDO BK/PG: 9964/1
514219BM1030	BONEV,ADRIAN	919 HILLCREST DR #810	HOLLYWOOD	FL	33021		HILLCREST EAST NO.20 CONDOUNIT 810PER CDO BK/PG: 9964/1
514219BM1040	LENCOVSKI,MARCOSLENCOVSKI,SARA	294 S ISLAND DR	GOLDEN BEACH	FL	33160		HILLCREST EAST NO.20 CONDOUNIT 811PER CDO BK/PG: 9964/1
514219BM1050	ADA ARMAS REV TRALLOTTA,MARILYN TRUSTEE	6052 CARNEGIE ST	SAN DIEGO	CA	92122	3240	HILLCREST EAST NO.20 CONDOUNIT 812PER CDO BK/PG: 9964/1
514219BM1060	ZARETSKY,ELANA	19380 COLLINS AVE #1103	SUNNY ISLES BEACH	FL	33160		HILLCREST EAST NO.20 CONDOUNIT 814PER CDO BK/PG: 9964/1
514219BM1070	LIBEYKA CARDENAS ALVARADO,KARIN	12365 SW 18 ST #104	MIAMI	FL	33175		HILLCREST EAST NO.20 CONDOUNIT 815PER CDO BK/PG: 9964/1
514219CA0010	ALEMANY,GISELLE	901 HILLCREST DR #101	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 101PER CDO BK/PG: 12264/448
514219CA0020	CUADRA PRIETO,OFELIA	901 HILLCREST DR 102	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 102PER CDO BK/PG: 12264/448
514219CA0030	TEPLICKI,SARA & JAIME	901 HILLCREST DR #103	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 103PER CDO BK/PG: 12264/448
514219CA0040	WEISS,KIMBERLY A	901 HILLCREST DR #105	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 105PER CDO BK/PG: 12264/448
514219CA0050	VIEIRA,MARLENE	901 HILLCREST DR APT 109	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 109PER CDO BK/PG: 12264/448
514219CA0060	TEPLICKI,ELIZABETH	9 DOGWOOD RD	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 111PER CDO BK/PG: 12264/448
514219CA0070	MARTIN,JASON	901 HILLCREST DR #112	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 112PER CDO BK/PG: 12264/448
514219CA0080	DEVIA,ALEXANDER H/EVILLEGAS,WILLIAM	901 HILLCREST DR #115	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 115PER CDO BK/PG: 12264/448
514219CA0090	LOPOUCHANSKI,ALEXANDRE & MARINA	901 HILLCREST DR UNIT 201	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 201PER CDO BK/PG: 12264/448

514219CA0100	SANTURIO,NESTOR HUGO	901 HILLCREST DR APT 202	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 202PER CDO BK/PG: 12264/448
514219CA0110	LOPOUCHANSKI,IVANLOPOUCHANSKI,ALEXANDRE	901 HILLCREST DR #201	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 203PER CDO BK/PG: 12264/448
514219CA0120	NAVE,MARTHA MICHELLE H/EWILLIS,MARTHA ROBERTA	901 HILLCREST DR #204	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 204PER CDO BK/PG: 12264/448
514219CA0130	MENDEZ,FLOR ANGELA	4059 HAMPTON ST #3A	ELMHURST	NY	11373		HILLCREST EAST NO.19 CONDOUNIT 205PER CDO BK/PG: 12264/448
514219CA0140	JOHNSON,JENNIFERMEDINA,RENZO	901 HILLCREST DR # 206	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 206PER CDO BK/PG: 12264/448
514219CA0150	SCORPIO PROPERTIES LLC	16460 NE 30 AVE	NORTH MIAMI BEACH	FL	33160		HILLCREST EAST NO.19 CONDOUNIT 207PER CDO BK/PG: 12264/448
514219CA0160	REMON,JORGE	3800 HILLCREST DR #1222	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 208PER CDO BK/PG: 12264/448
514219CA0170	PEREZ,HECTOR F	3850 WASHINGTON ST #1012	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 209PER CDO BK/PG: 12264/448
514219CA0180	HERRERA,JUAN ALEXANDER	901 HILLCREST DR #210	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 210PER CDO BK/PG: 12264/448
514219CA0190	A & J CONTINENTAL INC	901 HILLCREST DR #211	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 211PER CDO BK/PG: 12264/448
514219CA0200	VALENTINA NEDICI,LUCIAGRUIA NEDICI,PAVEL	901 HILLCREST DR #212	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 212PER CDO BK/PG: 12264/448
514219CA0210	KURATOMI,LUISA F	901 HILLCREST DR #215	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 215PER CDO BK/PG: 12264/448
514219CA0220	ZARAUZ,FRANCISCO	2078 SW NEWPORT ISLES BLVD	PORT SAINT LUCIE	FL	34953		HILLCREST EAST NO.19 CONDOUNIT 301PER CDO BK/PG: 12264/448
514219CA0230	EVERMG LLC	12550 BISCAYNE BLVD #800	MIAMI	FL	33181		HILLCREST EAST NO.19 CONDOUNIT 302PER CDO BK/PG: 12264/448
514219CA0240	MEDINA,RENZOJOHNSON,JENNIFER	901 HILLCREST DR #303	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 303PER CDO BK/PG: 12264/448
514219CA0250	NNAJI,GABRIEL JOSEPH	901 HILLCREST DR APT 304	HOLLYWOOD	FL	33021	7853	HILLCREST EAST NO.19 CONDOUNIT 304PER CDO BK/PG: 12264/448
514219CA0260	WYNTER,SHERINE	17844 SW 1 ST	PEMBROKE PINES	FL	33029		HILLCREST EAST NO.19 CONDOUNIT 305PER CDO BK/PG: 12264/448
514219CA0270	KRAUSE,JENNIFER L	901 HILLCREST DR UNIT 306	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 306PER CDO BK/PG: 12264/448
514219CA0280	BOBOLIS,GISELLE NOELIA	3301 NE 1 AVE #2601	MIAMI	FL	33137		HILLCREST EAST NO.19 CONDOUNIT 307PER CDO BK/PG: 12264/448
514219CA0290	MARCLA LLC	7616 NW 68 AVE	TAMARAC	FL	33321		HILLCREST EAST NO.19 CONDOUNIT 308PER CDO BK/PG: 12264/448
514219CA0300	MARTIN N LEVIN REV TRLEVIN,MARTIN N TRS	2030 22 AVE	SAN FRANCISCO	CA	94116		HILLCREST EAST NO.19 CONDOUNIT 309PER CDO BK/PG: 12264/448
514219CA0310	VANEGAS,HUGO A	901 HILLCREST DR UNIT 310	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 310PER CDO BK/PG: 12264/448
514219CA0320	CRISTOBAL,LIDIA I	8201 BYRON AVE #207	MIAMI BEACH	FL	33141		HILLCREST EAST NO.19 CONDOUNIT 311PER CDO BK/PG: 12264/448
514219CA0330	BORAS LLC	6692 NW 107 CT	DORAL	FL	33178		HILLCREST EAST NO.19 CONDOUNIT 312PER CDO BK/PG: 12264/448
514219CA0340	HILLCREST 315 CORP	755 N CRESCENT DR	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 315PER CDO BK/PG: 12264/448
514219CA0350	PEARL ALLWHITE CORP	3575 SW 173 WAY	MIRAMAR	FL	33029		HILLCREST EAST NO.19 CONDOUNIT 401PER CDO BK/PG: 12264/448
514219CA0360	LIKH,VASILINA	901 HILLCREST DR #402	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 402PER CDO BK/PG: 12264/448
514219CA0370	IZQUIERDO,MELANIA	10543 NW 70 LN	DORAL	FL	33178		HILLCREST EAST NO.19 CONDOUNIT 403PER CDO BK/PG: 12264/448
514219CA0380	INFANTE,CARLA RBURCKHARTT,CARRIE LYNN	2525 NE 27 AVE	FORT LAUDERDALE	FL	33305		HILLCREST EAST NO.19 CONDOUNIT 404PER CDO BK/PG: 12264/448

514219CA0390	REAL INVESTMENT SCM LLC	901 HILLCREST DRIVE UNIT 308	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 405PER CDO BK/PG: 12264/448
514219CA0400	SHI,SI WAN	4040 LANSING AVE	COOPER CITY	FL	33026	4930	HILLCREST EAST NO.19 CONDOUNIT 406PER CDO BK/PG: 12264/448
514219CA0410	GOLDFARB,ISRAELGOLDFARB,SOPHIA	1131 STEELES AVE W APT 310	*TORONTO ON	CA	M2R 3	W8	HILLCREST EAST NO.19 CONDOUNIT 407PER CDO BK/PG: 12264/448
514219CA0420	QUESADA,ORLANDO	901 HILLCREST DR #408	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 408PER CDO BK/PG: 12264/448
514219CA0430	TROPICAL HUB CORP	20928 NE 8 AVE	MIAMI	FL	33179		HILLCREST EAST NO.19 CONDOUNIT 409PER CDO BK/PG: 12264/448
514219CA0440	HILLCREST 410 LLC	1001 HILLCREST CT #303	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 410PER CDO BK/PG: 12264/448
514219CA0450	MARTINEZ,MERCEDES I	901 HILLCREST DR #411	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 411PER CDO BK/PG: 12264/448
514219CA0460	AGOLLI,YRYSH & EMIRA H/EAGOLLI,DORIAN & AGOLLI,ERALDA	901 HILLCREST DR UNIT 412	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 412PER CDO BK/PG: 12264/448
514219CA0470	MENDEZ,JAIRO ROBERTOMENDEZ,LUCILLA	2 HELMCREST	ALISO VIEJO	CA	92656		HILLCREST EAST NO.19 CONDOUNIT 415PER CDO BK/PG: 12264/448
514219CA0480	HILLCREST 501 LLC	1001 HILLCREST CT APT 303	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 501PER CDO BK/PG: 12264/448
514219CA0490	MOUSAVI,SHAHRAM	901 HILLCREST DR #502	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 502PER CDO BK/PG: 12264/448
514219CA0500	VILLA MARGUOT LLC	10300 SW 140 ST	MIAMI	FL	33176		HILLCREST EAST NO.19 CONDOUNIT 503PER CDO BK/PG: 12264/448
514219CA0510	AYALA,ESTEBANDE LUCA,WILMEN	901 HILLCREST DR APT 504	HOLLYWOOD	FL	33021	7859	HILLCREST EAST NO.19 CONDOUNIT 504PER CDO BK/PG: 12264/448
514219CA0520	MARIA D BRAUN REV LIV TR	2100 SANS SOUCI BLVD #905	NORTH MIAMI	FL	33181		HILLCREST EAST NO.19 CONDOUNIT 505PER CDO BK/PG: 12264/448
514219CA0530	NANCY ABELLA REV LIV TRABELLA,NANCY TRS	1321 NE 208 TER	NORTH MIAMI BEACH	FL	33179		HILLCREST EAST NO.19 CONDOUNIT 506PER CDO BK/PG: 12264/448
514219CA0540	DI MATTEO,STELLA ARACELI	2655 COLLINS AVE APT 2507	MIAMI BEACH	FL	33140		HILLCREST EAST NO.19 CONDOUNIT 507PER CDO BK/PG: 12264/448
514219CA0550	AMAHA,YOHANNES	901 HILLCREST DR #508	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 508PER CDO BK/PG: 12264/448
514219CA0560	JEAN-BAPTISTE,OVERLANE	901 HILLCREST DR #509	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 509PER CDO BK/PG: 12264/448
514219CA0570	PICHUGIN,ALEXANDER	3001 S OCEAN DR APT 1239	HOLLYWOOD	FL	33019		HILLCREST EAST NO.19 CONDOUNIT 510PER CDO BK/PG: 12264/448
514219CA0580	MONCARSZ,JACK	9 DOGWOOD RD	HOLLYWOOD	FL	33021	2805	HILLCREST EAST NO.19 CONDOUNIT 511PER CDO BK/PG: 12264/448
514219CA0590	CUADROS,GLORIA	901 HILLCREST DR UNIT 512	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 512PER CDO BK/PG: 12264/448
514219CA0600	RODRIGUEZ,MAURICIO ADAN	7753 N SOUTHWOOD CIR	DAVIE	FL	33328		HILLCREST EAST NO.19 CONDOUNIT 515PER CDO BK/PG: 12264/448
514219CA0610	WILSON,AMBER D	100 AYRSHIRE DR	HANOVER	PA	17331	8047	HILLCREST EAST NO.19 CONDOUNIT 601PER CDO BK/PG: 12264/448
514219CA0620	HAMILTON,DANIELHAMILTON,LUISA FERNANDA	901 HILLCREST DR APT 602	HOLLYWOOD	FL	33021	7860	HILLCREST EAST NO.19 CONDOUNIT 602PER CDO BK/PG: 12264/448
514219CA0630	AMPOWER REALTY LLC	3301 S PALM AIRE DR #206	POMPANO BEACH	FL	33069		HILLCREST EAST NO.19 CONDOUNIT 603PER CDO BK/PG: 12264/448
514219CA0640	UZAN,ARIELUZAN,YEHOSHUA	901 HILLCREST DR #604	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 604PER CDO BK/PG: 12264/448
514219CA0650	HERNANDEZ,HUGO & DELIA J	4509 MONROE ST	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 605PER CDO BK/PG: 12264/448
514219CA0660	RICKETTS,JASON W	901 HILLCREST DR #606	HOLLYWOOD	FL	33321		HILLCREST EAST NO.19 CONDOUNIT 606PER CDO BK/PG: 12264/448
514219CA0670	NORIEGA,JULIO PEDRO	901 HILLCREST DR #607	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 607PER CDO BK/PG: 12264/448

514219CA0680	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD RD	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 608PER CDO BK/PG: 12264/448
514219CA0690	DEJESUS,ORLANDO	5501 VAN BUREN ST	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 609PER CDO BK/PG: 12264/448
514219CA0700	GONZALEZ,YOSVANY	2101 BRICKELL AVE APT 1503	MIAMI	FL	33129	2114	HILLCREST EAST NO.19 CONDOUNIT 610PER CDO BK/PG: 12264/448
514219CA0710	REAL INVESTMENT SCM LLC	901 HILLCREST DR #308	HOLLYWOOD	FL	33021		HILLCREST EAST NO.19 CONDOUNIT 611PER CDO BK/PG: 12264/448
514219CA0720	KAMINENI,VASUDHA	5014 NW 48 LN	TAMARAC	FL	33319		HILLCREST EAST NO.19 CONDOUNIT 612PER CDO BK/PG: 12264/448
514219CA0730	LOZA,WILDA X	7537 HISPANOLA AVE	MIAMI	FL	33141		HILLCREST EAST NO.19 CONDOUNIT 615PER CDO BK/PG: 12264/448
514219CM0010	ST JEAN,CELIA	4650 WASHINGTON ST # 101	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 101PER CDO BK/PG: 17537/548
514219CM0020	HOFFMAN,RICHARD H/EHOFFMAN,LAUREN S ETAL	4650 WASHINGTON ST APT 102	HOLLYWOOD	FL	33021	7663	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 102PER CDO BK/PG: 17537/548
514219CM0030	GRULLON,JOSE & IBERIA E	4650 WASHINGTON ST #103	HOLLYWOOD	FL	33021	7663	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 103PER CDO BK/PG: 17537/548
514219CM0040	DUCLOS DE SALES,OLGA	4650 WASHINGTON ST #104	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 104PER CDO BK/PG: 17537/548
514219CM0050	CAMACHO,LUZLUZ CAMACHO REV TR	4650 WASHINGTON ST #105	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 105PER CDO BK/PG: 17537/548
514219CM0060	JUNGUITO POTIER,MARTHA J	4650 WASHINGTON ST #106	HOLLYWOOD	FL	33021	7600	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 106PER CDO BK/PG: 17537/548
514219CM0070	GARCIA,DANIEL	4650 WASHINGTON ST #107	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 107PER CDO BK/PG: 17537/548
514219CM0080	VALVERDE,GEORGE & KATHLEEN	42 W 11 ST	BAYONNE	NJ	07002		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 108PER CDO BK/PG: 17537/548
514219CM0090	FERNANDEZ,LEONCIO R	4650 WASHINGTON ST UNIT 109	HOLLYWOOD	FL	33021	7600	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 109PER CDO BK/PG: 17537/548
514219CM0100	GUARENTE,LARRY JAMESJOHNS,BARBARA	4519 PIERCE ST	HOLLYWOOD	FL	33021	5952	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 110PER CDO BK/PG: 17537/548
514219CM0110	RODRIGUEZ,HERBERT	4650 WASHINGTON ST #111	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 111PER CDO BK/PG: 17537/548
514219CM0120	FABRE,EDIBERTO & ELENA	4650 WASHINGTON ST APT 201	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 201PER CDO BK/PG: 17537/548
514219CM0130	RIVERA,GLADYS L	4650 WASHINGTON ST #202	HOLLYWOOD	FL	33021	7664	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 202PER CDO BK/PG: 17537/548
514219CM0140	BIBEAU,FRANCOISBIBEAU,DANIELLE	43 RUE PAUL	*HEMMINGFORD QC	CA	J0L 1	H0	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 203PER CDO BK/PG: 17537/548
514219CM0150	AVBORAYE,ADORA MARTIN	4650 WASHINGTON ST #204	HOLLYWOOD	FL	33021	7664	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 204PER CDO BK/PG: 17537/548

514219CM0160	AULT,DOLORES EST%FRANCES L AULT	851 NW 167 AVE	PEMBROKE PINES	FL	33028	1476	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 205PER CDO BK/PG: 17537/548
514219CM0170	BEGIN,DIANEBIBEAU,CHRISTIANE	4650 WASHINGTON ST#206	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 206PER CDO BK/PG: 17537/548
514219CM0180	ABRAHAM FAM TRABRAHAM,MARTIN & JOYCE TRS	3460 N 47 AVE	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 207PER CDO BK/PG: 17537/548
514219CM0190	MILLER,KEITH	4650 WASHINGTON ST #208	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 208PER CDO BK/PG: 17537/548
514219CM0200	MCGRATH,HUGH P & GLORIA M	4650 WASHINGTON ST #209	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 209PER CDO BK/PG: 17537/548
514219CM0210	ABRAHAM,CECELIA K	3850 WASHINGTON ST #1016	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO 210PER CDO BK/PG: 17537/548
514219CM0220	MIRANDA,FANNY PAEZ	4650 WASHINGTON ST APT 211	HOLLYWOOD	FL	33021	7665	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 211PER CDO BK/PG: 17537/548
514219CM0230	ESPINOSA,ROLANDO	4650 WASHINGTON ST #301	HOLLYWOOD	FL	33021	7665	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 301PER CDO BK/PG: 17537/548
514219CM0240	GARCON,YOUSELINE	4650 WASHINGTON ST #302	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 302PER CDO BK/PG: 17537/548
514219CM0250	RANELLI,LAURA	4650 WASHINGTON ST # 303	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 303PER CDO BK/PG: 17537/548
514219CM0260	MIKOLS,ROBERT	4650 WASHINGTON ST #304	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 304PER CDO BK/PG: 17537/548
514219CM0270	TAYLOR,CHARLIE B & ELVIRA	4650 WASHINGTON ST #305	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 305PER CDO BK/PG: 17537/548
514219CM0280	CANELA,LUCIA	4650 WASHINGTON ST #306	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 306PER CDO BK/PG: 17537/548
514219CM0290	VIZCARDO,JULIA	4650 WASHINGTON ST #307	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 307PER CDO BK/PG: 17537/548
514219CM0300	HELMLE,CURTIS W	4650 WASHINGTON ST #308	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 308PER CDO BK/PG: 17537/548
514219CM0310	SUAREZ,BONNY ORLANDO H/EROMERO,MARIA NELFI	4650 WASHINGTON ST # 309	HOLLYWOOD	FL	33021	7666	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 309PER CDO BK/PG: 17537/548
514219CM0320	EVANS,SILBERT J	4650 WASHINGTON ST #310	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 310PER CDO BK/PG: 17537/548
514219CM0330	WALROND,KENNETH JR & JOYCE	4650 WASHINGTON ST APT 311	HOLLYWOOD	FL	33021	7667	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 311PER CDO BK/PG: 17537/548
514219CM0340	JABLONSKI,JAMES	940 SALEM WAY	ELLISVILLE	MO	63021	4764	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 401PER CDO BK/PG: 17537/548
514219CM0350	GAITAN,LUIS E & BLANCA H/ELOPEZ,LUIS GAITAN	4650 WASHINGTON ST #402	HOLLYWOOD	FL	33021	7667	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 402PER CDO BK/PG: 17537/548

514219CM0360	ORTA,ZENIA G	4650 WASHINGTON ST #403	HOLLYWOOD	FL	33021	7667	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 403PER CDO BK/PG: 17537/548
514219CM0370	ELLISON,MARY A	4650 WASHINGTON ST #404	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 404PER CDO BK/PG: 17537/548
514219CM0380	KUSHCH,GLORIAGLORIA KUSHCH IRREV TR	4650 WASHINGTON ST #405	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 405PER CDO BK/PG: 17537/548
514219CM0390	CASTILLO,MINERVA H/EOLACIREGUI,VILMARY	4650 WASHINGTON ST #406	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 406PER CDO BK/PG: 17537/548
514219CM0400	THOMAS,JANIE B	4650 WASHINGTON ST #407	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 407PER CDO BK/PG: 17537/548
514219CM0410	WELTER,JEAN DWELTER,MICHELLE L	2501 S OCEAN DR #916	HOLLYWOOD	FL	33019		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 408PER CDO BK/PG: 17537/548
514219CM0420	MCNULTY,BRENDAN	4650 WASHINGTON ST #409	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 409PER CDO BK/PG: 17537/548
514219CM0430	GOMEZ,LAURA H/EGOMEZ,JAVIER	4650 WASHINGTON ST #410	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 410PER CDO BK/PG: 17537/548
514219CM0440	MORGAN,EVA	4650 WASHINGTON ST APT 411	HOLLYWOOD	FL	33021	7673	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 411PER CDO BK/PG: 17537/548
514219CM0450	COOPER,BENJAMIN	4650 WASHINGTON ST APT 501	HOLLYWOOD	FL	33021	7673	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 501PER CDO BK/PG: 17537/548
514219CM0460	NASRA,AMAL	1119 SARATOGA ST APT 2	EAST BOSTON	MA	02128		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 502PER CDO BK/PG: 17537/548
514219CM0470	RIVERA,CARMEN L	4650 WASHINGTON ST #503	HOLLYWOOD	FL	33021	7673	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 503PER CDO BK/PG: 17537/548
514219CM0480	YAO,NINGHUA	202 SETTERS RIDGE	CANTON	GA	30115		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 504PER CDO BK/PG: 17537/548
514219CM0490	SAENZ,VERONICA P H/EVIZCARDO,AMELIA	4650 WASHINGTON ST #505	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 505PER CDO BK/PG: 17537/548
514219CM0500	ROSAS,JAIME H H/EZAPATA,GLORIA E ETAL	4650 WASHINGTON ST #506	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 506PER CDO BK/PG: 17537/548
514219CM0510	LIMA,MARILANE RODRIGUEZ	4650 WASHINGTON ST # 507	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 507PER CDO BK/PG: 17537/548
514219CM0520	ALMANZAR,ALTAGRACIA	4650 WASHINGTON ST #508	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 508PER CDO BK/PG: 17537/548
514219CM0530	VALLIAS-JEAN,MIMOSE H/EVALLIAS-JEAN,MARIO J	4650 WASHINGTON ST UNIT 509	HOLLYWOOD	FL	33021	7674	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 509PER CDO BK/PG: 17537/548
514219CM0540	HERRERA,MARIANA	4650 WASHINGTON ST #510	HOLLYWOOD	FL	33021	7674	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 510PER CDO BK/PG: 17537/548

514219CM0550	RAYMONDI,BETTY	4650 WASHINGTON ST #511	HOLLYWOOD	FL	33021	7674	HILLCREST COUNTRY CLUB APTSNO.18 CONDO UNIT 511PER CDO BK/PG: 17537/548
514219DD0010	EVOLUTIONWAY, LLC	17275 COLLINS AVE #603	SUNNY ISLES BEACH	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 101PER CDO BK/PG: 19963/1
514219DD0020	NEGRON,RENEGONZALEZ,MARIA TERESA	4151 SW 97 PL	MIAMI	FL	33165		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 102PER CDO BK/PG: 19963/1
514219DD0030	NAZARJANS,ZIRAIRS & IVETA	10816 SW 72 ST #192	MIAMI	FL	33173		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 103PER CDO BK/PG: 19963/1
514219DD0040	MARTIN,MARCOS FERNANDO	20350 W COUNTY CLUB DR #105	AVENTURA	FL	33180		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 104PER CDO BK/PG: 19963/1
514219DD0050	DANIEL & CAROLINE DAHAN REV TRIGAL JAKIE PEREZ REV TR ETAL	8050 KILDARE	*COTE ST LUC QC	CA	H4W 1	E2	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 105PER CDO BK/PG: 19963/1
514219DD0060	ESKATT LLC	497 BRIARWOOD CIR	HOLLYWOOD	FL	33024		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 106PER CDO BK/PG: 19963/1
514219DD0070	TEPLICKI,JAIME	17725 NE 9 PL	MIAMI	FL	33162		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 107PER CDO BK/PG: 19963/1
514219DD0080	BUCUR,ADINA O	6921 SW 10 ST	PEMBROKE PINES	FL	33023	1634	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 108PER CDO BK/PG: 19963/1
514219DD0090	STOCK ELEMENT	PO BOX 145	CONNEAUT	OH	44030		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 109PER CDO BK/PG: 19963/1
514219DD0100	SALEI,VIKTAR	600 PARKVIEW DR #402	HALLANDALE BEACH	FL	33009		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 110PER CDO BK/PG: 19963/1
514219DD0110	GENNARO,MELINA M	12 COLONIAL CLUB DR APT 204	BOYNTON BEACH	FL	33435	8308	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 111PER CDO BK/PG: 19963/1
514219DD0120	LANGLOIS,MARC	950 HILLCREST DR #112	HOLLYWOOD	FL	33021	7814	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 112PER CDO BK/PG: 19963/1
514219DD0130	MOROZ,LIUDMYLAOGRYZKO,OLEKSANDR	950 HILLCREST DR #114	HOLLYWOOD	FL	33021	7815	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 114PER CDO BK/PG: 19963/1
514219DD0140	CHAIT,RAYMONDCHAIT,ROSEMARY	950 HILLCREST DR #115 BLDG 16	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 115PER CDO BK/PG: 19963/1
514219DD0150	CUERVO,ALEXANDRA	950 HILLCREST DR #201	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 201PER CDO BK/PG: 19963/1
514219DD0160	BLASZCZAK,ISOLDEBLASZCZAK,STEFAN	483 FOXHURST RD	BALDWIN	NY	11510	3708	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 202PER CDO BK/PG: 19963/1
514219DD0170	GOMEZ,LAURAGOMEZ,LEONARD	950 HILLCREST DR #203	HOLLYWOOD	FL	33021	7815	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 203PER CDO BK/PG: 19963/1
514219DD0180	IDARRAGA,GUILLERMO & LUZ EUGENIA	9455 ALSTYNE AVE #1	ELMHURST	NY	11373		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 204PER CDO BK/PG: 19963/1

514219DD0190	COUSO,JENNY	950 HILLCREST DR #205	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 205PER CDO BK/PG: 19963/1
514219DD0200	CHUFAROV,IVANCHUFAROV,VLADIMIR	950 HILLCREST DR APT 206	HOLLYWOOD	FL	33021	7815	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 206PER CDO BK/PG: 19963/1
514219DD0210	MARTIN,MARCOS FERNANDO	20350 W COUNTRY CLUB DR #105	AVENTURA	FL	33180		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 207PER CDO BK/PG: 19963/1
514219DD0220	RUSHING,LEROY K	322 SW 60 AVE	PLANTATION	FL	33317		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 208PER CDO BK/PG: 19963/1
514219DD0230	TOBAR SAENZ,VANESSA	950 HILLCREST DR #209	HOLLYWOOD	FL	33021	7815	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 209PER CDO BK/PG: 19963/1
514219DD0240	A&A INVESTMENT PROPERTIES LLC	5445 SW 187 TER	MIRAMAR	FL	33029		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 210PER CDO BK/PG: 19963/1
514219DD0250	CORTES,EDUARDO	950 HILLCREST DR #211	HOLLYWOOD	FL	33021	7816	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 211PER CDO BK/PG: 19963/1
514219DD0260	ARANGO,OLGA BEATRIZ GONZALEZGUTIERREZ,CARLOS EDUARDO DEVIA	950 HILLCREST DR #212	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 212PER CDO BK/PG: 19963/1
514219DD0270	STANTON,MARIA DEL CARMEN	950 HILLCREST DR #214	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 214PER CDO BK/PG: 19963/1
514219DD0280	LEDERMAN,MIRYAM	6910 AVENUE U APT 6P	BROOKLYN	NY	11234	6133	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 215PER CDO BK/PG: 19963/1
514219DD0290	BILELLO,SALVATORE EST% JOHN BILELLO	32 CLARK RD	PORT JEFFERSON STATION	NY	11776		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 301PER CDO BK/PG: 19963/1
514219DD0300	IVSUKOVA,TATJANA	1455 MYRTLE OAK TER	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 302PER CDO BK/PG: 19963/1
514219DD0310	PENA,JEANNE	950 HILLCREST DR #303	HOLLYWOOD	FL	33021	7816	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 303PER CDO BK/PG: 19963/1
514219DD0320	SALAZAR,ANDRESOQUENDO,TERESA	950 HILLCREST DR #304	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 304PER CDO BK/PG: 19963/1
514219DD0330	OLIVA-HERNANDEZ,MICHAELHERNANDEZ CAMACHO,IDASELMA	950 HILLCREST DR #305	HOLLYWOOD	FL	33021	7816	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 305PER CDO BK/PG: 19963/1
514219DD0340	WELTER,JEAN DWELTER,MICHELLE L	2501 S OCEAN DR #916	HOLLYWOOD	FL	33019		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 306PER CDO BK/PG: 19963/1
514219DD0350	CORCHITOS LLC	17275 COLLINS AVE #603	SUNNY ISLES BEACH	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 307PER CDO BK/PG: 19963/1
514219DD0360	MARLENE SNODGRASS REV TRSNODGRASS,MARLENE TRS	221 BALSAM RD	HENDERSONVILLE	NC	28792		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 308PER CDO BK/PG: 19963/1
514219DD0370	MENDEZ,ANNET	950 HILLCREST DR #309	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 309PER CDO BK/PG: 19963/1

514219DD0380	SIEGEL,CRAIG	950 HILLCREST DR #310	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 310PER CDO BK/PG: 19963/1
514219DD0390	MAKAROV,SERGEYRUSSIAN FED KALININGRADSKAYA	950 HILLCREST DR #311	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 311PER CDO BK/PG: 19963/1
514219DD0400	PINEDO,MIGUEL	950 HILLCREST DR #312	HOLLYWOOD	FL	33021	7817	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 312PER CDO BK/PG: 19963/1
514219DD0410	BENJAMIN,SHALEV S	950 HILLCREST DR #314	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 314PER CDO BK/PG: 19963/1
514219DD0420	PEREZ,YANA	950 HILLCREST DRIVE 315	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 315PER CDO BK/PG: 19963/1
514219DD0430	BROBEE LLC	1800 S OCEAN DR #2205	HALLANDALE BEACH	FL	33009		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 401PER CDO BK/PG: 19963/1
514219DD0440	RODRIGUEZ,CARY EST	950 HILLCREST DR #402	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 402PER CDO BK/PG: 19963/1
514219DD0450	MONCARSZ,JACKTEPLICKI,ELIZABETH	9 DOGWOOD RD	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 403PER CDO BK/PG: 19963/1
514219DD0460	AGMAFE LLC	1116 LAVENDER CIR	WESTON	FL	33327	2437	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 404PER CDO BK/PG: 19963/1
514219DD0470	GELBARD-HABRACK,SHEREE L	950 HILLCREST DR #405	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 405PER CDO BK/PG: 19963/1
514219DD0480	GOMEZ,MARIA C	950 HILLCREST DR #406	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 406PER CDO BK/PG: 19963/1
514219DD0490	CANTOR,JONATHAN	950 HILLCREST DR #407	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 407PER CDO BK/PG: 19963/1
514219DD0500	PULUS RENTALS 2 LLC	4001 HILLCREST DR #608	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 408PER CDO BK/PG: 19963/1
514219DD0510	TEPLICKI,JAIME	17725 NE 9 PL	NORTH MIAMI BEACH	FL	33162		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 409PER CDO BK/PG: 19963/1
514219DD0520	SEIFERTH,FLORENCE MARIA	3850 WASHINGTON ST APT 1010	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 410PER CDO BK/PG: 19963/1
514219DD0530	LENCOVSKI,MARCOSLENCOVSKI,SARA	294 S ISLAND DR	GOLDEN BEACH	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 411PER CDO BK/PG: 19963/1
514219DD0540	MAGANA,MARIA BELEN	1688 E WASHINGTON AVE	REEDLEY	CA	93654		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 412PER CDO BK/PG: 19963/1
514219DD0550	BROWN,MICHELLE MARIEBROWN,JEROME JOSEPH ETAL	5012 GRANT ST	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 414PER CDO BK/PG: 19963/1
514219DD0560	MADIGAN,JO ANN	950 HILLCREST DR #415	HOLLYWOOD	FL	33021	7882	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 415PER CDO BK/PG: 19963/1

514219DD0570	GAVRILOIU,MARIAN	1800 S OCEAN DR APT 405	HALLANDALE BEACH	FL	33009	7718	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 501PER CDO BK/PG: 19963/1
514219DD0580	950 HILLCREST DR LLC	250 174 ST APT 2014	SUNNY ISLES BEACH	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 502PER CDO BK/PG: 19963/1
514219DD0590	950 HILLCREST DR LLC	250 174 ST APT 2014	SUNNY ISLES BEACH	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 503PER CDO BK/PG: 19963/1
514219DD0600	LAGT LLC	18031 BISCAYNE BLVD #1102	AVENTURA	FL	33160		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 504PER CDO BK/PG: 19963/1
514219DD0610	MURPHY,HUGHHUGH MURPHY REV TR	950 HILLCREST DR #505	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 505PER CDO BK/PG: 19963/1
514219DD0620	ALEGRA MIAMI HOLDINGS LLC	149 LAKE ANNE DR	WEST PALM BEACH	FL	33411		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 506PER CDO BK/PG: 19963/1
514219DD0630	BIAGI,ANDREW	950 HILLCREST DR #507	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 507PER CDO BK/PG: 19963/1
514219DD0640	CHIOCCA,ALBERT	950 HILLCREST DR #508	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 508PER CDO BK/PG: 19963/1
514219DD0650	ZIPOR,SIMON	950 HILLCREST DR #509	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 509PER CDO BK/PG: 19963/1
514219DD0660	BURMANN,FREDERICK JR	950 HILLCREST DR #510	HOLLYWOOD	FL	33021	7818	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 510PER CDO BK/PG: 19963/1
514219DD0670	DANIEL & CAROLINE DAHAN REV TRIGAL JAKIE PEREZ REV TR ETAL	8050 KILDARE	*COTE ST LUC QC	CA	H4W 1	E2	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 511PER CDO BK/PG: 19963/1
514219DD0680	ALMANZAR,ALEX	17042 NW 16 ST	PEMBROKE PINES	FL	33028	1355	HILLCREST COUNTRY CLUB NO.16CONDO UNIT 512PER CDO BK/PG: 19963/1
514219DD0690	DE LA TORRE,ROSEMARIE	950 HILLCREST DR # 514	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 514PER CDO BK/PG: 19963/1
514219DD0700	MUNOZ,HUMBERTOLOPEZ,JUDITH RODRIGUEZ	950 HILLCREST DR #515	HOLLYWOOD	FL	33021		HILLCREST COUNTRY CLUB NO.16CONDO UNIT 515PER CDO BK/PG: 19963/1
514219DE0010	HILLCREST #21 INC	4400 HILLCREST DR	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 104-APER CDO BK/PG: 20060/872
514219DE0020	DEREVYANKO,LYUSYA	4400 HILLCREST DR #105-A	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 105-APER CDO BK/PG: 20060/872
514219DE0030	KOKALKO,IRYNA & MYKOLA	4400 HILLCREST DR #106A	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 106-APER CDO BK/PG: 20060/872
514219DE0040	AZULAI,SAMUELBENAROCH,RACHEL	4400 HILLCREST DR #107A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 107-APER CDO BK/PG: 20060/872
514219DE0050	CAPPELLETTI,DAVIDE	2780 NE 183 ST #1004	AVENTURA	FL	33160		HILLCREST NO.21 CONDOUNIT 204-APER CDO BK/PG: 20060/872
514219DE0060	CALABRIA,MICHAEL T	4400 HILLCREST DR #205-A	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 205-APER CDO BK/PG: 20060/872
514219DE0070	DORTA SETARO,GRECIA ALEJANDRA	4400 HILLCREST DR #206A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 206-APER CDO BK/PG: 20060/872
514219DE0080	LYNCH,ELISABETH	4400 HILLCREST DR #207-A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 207-APER CDO BK/PG: 20060/872

514219DE0090	ZAYTSEV,DMITRY NIKOLAEVICH	4400 HILLCREST DR #208A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 208-APER CDO BK/PG: 20060/872
514219DE0100	ROJAS,FRANCISCO JAVIER CABRERACABRERA,MARCELA	4400 HILLCREST DR #209A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 209-APER CDO BK/PG: 20060/872
514219DE0110	SESSLER,MARIA VICTORIA	3464 NW 25 WAY	BOCA RATON	FL	33434		HILLCREST NO.21 CONDOUNIT 304-APER CDO BK/PG: 20060/872
514219DE0120	CASUSO,GISELA ANAISE H/EPRAT FEBLES,LUIS JAVIER	4400 HILLCREST DR #305A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 305-APER CDO BK/PG: 20060/872
514219DE0130	ALVES,ROBERTO DE BARROS FRANCADE ARAUJO SA,RACHEL	4400 HILLCREST DR # 306A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 306-APER CDO BK/PG: 20060/872
514219DE0140	REZNICHENKO,ALEKSANDR H/EREZNICHENKO,GALINA H/E ETAL	4400 HILLCREST DR #307A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 307-APER CDO BK/PG: 20060/872
514219DE0150	HILLCREST NO 21 INC% RHONDA HOLLANDER PA	4400 HILLCREST DR #104	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 308-APER CDO BK/PG: 20060/872
514219DE0160	RICHARDS,GORDON	4400 HILLCREST DR #309A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 309-APER CDO BK/PG: 20060/872
514219DE0170	MORGAN,ANGELA H/ERESNICK,MARVIN & SHARON	4400 HILLCREST DR #404	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 404-APER CDO BK/PG: 20060/872
514219DE0180	WYLLIE,JISHEL DJISHEL WYLLIE REV TR TRSTEE	4400 HILLCREST DR #405-A	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 405-APER CDO BK/PG: 20060/872
514219DE0190	POTTER,LESLIE ANN	4400 HILLCREST DR # 406A	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 406-APER CDO BK/PG: 20060/872
514219DE0200	ALVAREZ,NICHOLAS I	4400 HILLCREST DR #407-A	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 407-APER CDO BK/PG: 20060/872
514219DE0210	CABAN,LUZ M	4400 HILLCREST DR #408A	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 408-APER CDO BK/PG: 20060/872
514219DE0220	ST SURIN,JEAN	4400 HILLCREST DR #409-A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 409-APER CDO BK/PG: 20060/872
514219DE0230	IVANOV,IGOR H/EPARRY,ANNA	4400 HILLCREST DR 504A	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 504-APER CDO BK/PG: 20060/872
514219DE0240	ROSAS,DANIELA A	4400 HILLCREST DR # 505A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 505-APER CDO BK/PG: 20060/872
514219DE0250	ARMSTRONG,EILEEN	4400 HILLCREST DR #506A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 506-APER CDO BK/PG: 20060/872
514219DE0260	KARDYS,RACHAEL	4400 HILLCREST DR #507A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 507-APER CDO BK/PG: 20060/872
514219DE0270	ALFONSO,ABEL ALEXANDER	4400 HILLCREST DR #508A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 508-APER CDO BK/PG: 20060/872
514219DE0280	TITONE,FRANCINE	4400 HILLCREST DR #509-A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 509-APER CDO BK/PG: 20060/872
514219DE0290	GONZALEZ,ESTELACONSTANCE,ALEX	4400 HILLCREST DR #604A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 604-APER CDO BK/PG: 20060/872
514219DE0300	GONZALEZ,FREDES	4400 HILLCREST DR #605A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 605-APER CDO BK/PG: 20060/872
514219DE0310	KRISTOLLARI,ERVIN	4400 HILLCREST DR #606A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 606-APER CDO BK/PG: 20060/872
514219DE0320	SCARCELLA,ARIELLE	4400 HILLCREST DR #607A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 607-APER CDO BK/PG: 20060/872
514219DE0330	PEREZ,ANTONIO I & MARTA VEGA	4400 HILLCREST DR #608A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 608-APER CDO BK/PG: 20060/872
514219DE0340	FRANCO,DERLY CATHERINE ARGUELLES	4400 HILLCREST DR #609A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 609-APER CDO BK/PG: 20060/872
514219DE0350	ROVINSKY,HARRIS	4400 HILLCREST DR #704A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 704-APER CDO BK/PG: 20060/872
514219DE0370	ZOTO,ILIR	4400 HILLCREST DR #706A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 706-APER CDO BK/PG: 20060/872
514219DE0380	NEPORADNA,OKSANA H/ENEPORADNA,NELYA	4400 HILLCREST DR #707A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 707-APER CDO BK/PG: 20060/872

514219DE0390	KAUPAS,FRANCIS	4400 HILLCREST DR #708A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 708-APER CDO BK/PG: 20060/872
514219DE0400	NIELSEN,DANIEL DAVID	4400 HILLCREST DR #709-A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 709-APER CDO BK/PG: 20060/872
514219DE0410	NEVES BORGES,VICKY DAUMAS	4400 HILLCREST DR #804A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 804-APER CDO BK/PG: 20060/872
514219DE0420	SOKOLOVA,ELENA	4400 HILLCREST DR #805A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 805-APER CDO BK/PG: 20060/872
514219DE0430	GARCIA,DANAYSIS	4400 HILLCREST DR #806A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 806-APER CDO BK/PG: 20060/872
514219DE0440	LANGOLF,VERA	1364 SILK OAK DR	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 807-APER CDO BK/PG: 20060/872
514219DE0450	BACCHETTA,IVANO	4400 HILLCREST DR #808-A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 808-APER CDO BK/PG: 20060/872
514219DE0460	KORETKO,OLEG	4400 HILLCREST DR #809-A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 809-APER CDO BK/PG: 20060/872
514219DE0470	WILLIAMS,RICKY	4400 HILLCREST DR #904	HOLLYWOOD	FL	33020		HILLCREST NO.21 CONDOUNIT 904-APER CDO BK/PG: 20060/872
514219DE0480	WALLACE,SORAYA	4400 HILLCREST DR #905-A	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 905-APER CDO BK/PG: 20060/872
514219DE0490	COLUMBUS,JENNIFER D	4400 HILLCREST DR #906A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 906-APER CDO BK/PG: 20060/872
514219DE0500	VELEZ,CARMEN	4400 HILLCREST DR # 907A	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 907-APER CDO BK/PG: 20060/872
514219DE0510	VASALAS,LAURA ZITA	4400 HILLCREST DR #908A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 908-APER CDO BK/PG: 20060/872
514219DE0520	LIAMIN,DMYTROMYKHAILOVA,OKSANA	4400 HILLCREST DR #909A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOOUNIT 909-APER CDO BK/PG: 20060/872
514219DE0530	METIANU,CRISTINA A	4400 HILLCREST DR #1004A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 1004-APER CDO BK/PG: 20060/872
514219DE0540	NASTI,SAMANTHA	4400 HILLCREST DR #1005A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 1005-APER CDO BK/PG: 20060/872
514219DE0550	WILLS BARCO,MONICA	4400 HILLCREST DR #1006A	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1006-APER CDO BK/PG: 20060/872
514219DE0560	FARR,MICHAEL J	4400 HILLCREST DR #1007A	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 1007-APER CDO BK/PG: 20060/872
514219DE0570	GORSHENINA,NATALIA	4400 HILLCREST DR #1008A	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1008-APER CDO BK/PG: 20060/872
514219DE0580	O'NEILL,SANDRA K EST	4400 HILLCREST DR #1009A	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1009-APER CDO BK/PG: 20060/872
514219DE0590	QUIMBAY,JUAN CARLOS	4400 HILLCREST DR #100B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 100-BPER CDO BK/PG: 20060/872
514219DE0600	REBENIUK,YEVHEN & VIKTORIIA	4400 HILLCREST DR 101B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 101-BPER CDO BK/PG: 20060/872
514219DE0610	ONESEMIUC,MIRCEA & MARIA	4400 HILLCREST DR #102-B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 102-BPER CDO BK/PG: 20060/872
514219DE0620	GOMEZ,ADELFAGOMEZ,VICTOR	4400 HILLCREST DR APT 103	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 103-BPER CDO BK/PG: 20060/872
514219DE0630	INES FLAX REV TRFLAX,INES & GARY M TRSTEES	1500 OCEAN DR #1006	MIAMI BEACH	FL	33139		HILLCREST NO.21 CONDOUNIT 110-BPER CDO BK/PG: 20060/872
514219DE0640	KATZ,JULIE CORNFIELD H/ECORNFIELD,JOAN	4400 HILLCREST DR #111B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 111-BPER CDO BK/PG: 20060/872
514219DE0650	MARZETTA HEILIG REV TR	4400 HILLCREST DR APT 112	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 112-BPER CDO BK/PG: 20060/872
514219DE0660	GOH,DARIUS KOON ZHE DOUANGCHANHGOH,MELANIE	4400 HILLCREST DR #114B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 114-BPER CDO BK/PG: 20060/872
514219DE0670	SCHOCK,WILLIAM K II	111 WEATHERBY LN	CENTRAL ISLIP	NY	11722		HILLCREST NO.21 CONDOUNIT 115-BPER CDO BK/PG: 20060/872

514219DE0680	NOVAK,DEIDRE MCCOY	4400 HILLCREST DR #116B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 116-BPER CDO BK/PG: 20060/872
514219DE0690	BEZEK,PAOLA M	4400 HILLCREST DR #117B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 117-BPER CDO BK/PG: 20060/872
514219DE0700	GLEBOVA,NADIYA &GLEVOV,IOURI	4400 HILLCREST DR #118-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 118-BPER CDO BK/PG: 20060/872
514219DE0710	JULES,ERIC & YOLANDE M	4400 HILLCREST DR #200B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 200-BPER CDO BK/PG: 20060/872
514219DE0720	VARELLA,CAMILLE	4400 HILLCREST DR #201B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 201-BPER CDO BK/PG: 20060/872
514219DE0730	METEDIERA,DIEGO	13071 NW 9 ST	SUNRISE	FL	33325		HILLCREST NO.21 CONDOUNIT 202-BPER CDO BK/PG: 20060/872
514219DE0740	RODRIGUEZ,ANGEL	4400 HILLCREST DR UNIT 203B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 203-BPER CDO BK/PG: 20060/872
514219DE0750	BUDHAI,EUDESHERNANDEZ BUDHAI,LUCIA	4400 HILLCREST DR #210B	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 210-BPER CDO BK/PG: 20060/872
514219DE0760	LAND,ROBIN	4400 HILLCREST DR #211B	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 211-BPER CDO BK/PG: 20060/872
514219DE0770	IPARRAGUIRRE,JAVIER	4400 HILLCREST DR #212-B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 212-BPER CDO BK/PG: 20060/872
514219DE0780	PALMER,EDWARD D H/EPALMER,EVE	4400 HILLCREST DRIVE #214B	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 214-BPER CDO BK/PG: 20060/872
514219DE0790	FERNANDEZ,GISSELLE PATRICIA	4400 HILLCREST DR #215B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 215-BPER CDO BK/PG: 20060/872
514219DE0800	DIAZ,PAOLA	4400 HILLCREST DR #216B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 216-BPER CDO BK/PG: 20060/872
514219DE0810	RUIZ,RAFAEL DRUIZ,ANA LISVETH	4400 HILLCREST DR # 217B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 217-BPER CDO BK/PG: 20060/872
514219DE0820	SPRETER,HEIKE KHEIKE K SPRETER REV TR	4400 HILLCREST DR #218B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 218-BPER CDO BK/PG: 20060/872
514219DE0830	ROUNDTREE,LARRON & CYNTHIA	4400 HILLCREST DR #300B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 300-BPER CDO BK/PG: 20060/872
514219DE0840	XUNA,JOHNVERXAGIO-XUNA,RYAN	4400 HILLCREST DR #301-B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 301-BPER CDO BK/PG: 20060/872
514219DE0850	APAKIDZE,SOFYAEVANS,BERTRAM III	820 S PARK RD #3-15	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 302-BPER CDO BK/PG: 20060/872
514219DE0860	SELA,GADISELA,DAN	4400 HILLCREST DR #303	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 303-BPER CDO BK/PG: 20060/872
514219DE0870	EPSTEIN,NAUM & TANYA	4400 HILLCREST DR #310B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 310-BPER CDO BK/PG: 20060/872
514219DE0880	ALEXANDER,KENNETH	4400 HILLCREST DR #311B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 311-BPER CDO BK/PG: 20060/872
514219DE0890	MATTEVI,WILLA MWILLA M MATTEVI REV TR	4400 HILLCREST DR #312-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 312-BPER CDO BK/PG: 20060/872
514219DE0900	IEPURAR,JONATHAN OVIDIU	4400 HILLCREST DR #1003B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 314-BPER CDO BK/PG: 20060/872
514219DE0910	SERRANO,ALEAN	4400 HILLCREST DR #315B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 315-BPER CDO BK/PG: 20060/872
514219DE0920	LOSIK,VOLHA & YURY	4400 HILLCREST DR #316B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 316-BPER CDO BK/PG: 20060/872
514219DE0930	LEE,ROSEMARY	4400 HILLCREST DR #317B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 317-BPER CDO BK/PG: 20060/872
514219DE0940	ALTIDOR,ALEX	4400 HILLCREST DR #318B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 318-BPER CDO BK/PG: 20060/872
514219DE0950	CRUZ,RAFAEL	4400 HILLCREST DR #400-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 400-BPER CDO BK/PG: 20060/872
514219DE0960	ONN,ORI H/EEASTMAN,DAVID & NOEMI	4400 HILLCREST DR #401B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 401-BPER CDO BK/PG: 20060/872

514219DE0970	HILLCREST NO 21 INC	4400 HILLCREST DRIVE #104	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 402-BPER CDO BK/PG: 20060/872
514219DE0980	LOAYZA,LOURDES	4400 HILLCREST DR #403-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 403-BPER CDO BK/PG: 20060/872
514219DE0990	SERAPHIN,ISABELLE	4400 HILLCREST DR #410-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 410-BPER CDO BK/PG: 20060/872
514219DE1000	MARINELLI,CAROL J H/EMARINELLI,GEORGE JAMES III	4400 HILLCREST DR #411-B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 411-BPER CDO BK/PG: 20060/872
514219DE1010	RODRIGUEZ,JOSE A H/ESEPULVEDA,ELIZABETH	4400 HILLCREST DR #412-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 412-BPER CDO BK/PG: 20060/872
514219DE1020	ENCARNACION,NESTOR	4400 HILLCREST DR #414B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 414-BPER CDO BK/PG: 20060/872
514219DE1030	ORREGO,PAOLA JANET	4400 HILLCREST DR #415B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 415-BPER CDO BK/PG: 20060/872
514219DE1040	BUSTAMANTE,LUIS B	4400 HILLCREST DR # 416B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 416-BPER CDO BK/PG: 20060/872
514219DE1050	RODRIGO,GRAYSE S	4400 HILLCREST DR #417B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 417-BPER CDO BK/PG: 20060/872
514219DE1060	PISAREV,VADIM	4400 HILLCREST DR #418B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 418-BPER CDO BK/PG: 20060/872
514219DE1070	NENOVA,TATIANA	4400 HILLCREST DR #500B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 500-BPER CDO BK/PG: 20060/872
514219DE1080	SMITH FAM TRSMITH,DAVID B & ESTHER M TRSTEES	133 NW 28 AVE	CAPE CORAL	FL	33993		HILLCREST NO.21 CONDOUNIT 501-BPER CDO BK/PG: 20060/872
514219DE1090	CASTILLO ZAMBRANO,CHANGAY E	4400 HILLCREST DR #502B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 502-BPER CDO BK/PG: 20060/872
514219DE1100	ADARMES,RUBY	4400 HILLCREST DR #503B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 503-BPER CDO BK/PG: 20060/872
514219DE1110	GONZALEZ,LUZ & FRANCISCO	4400 HILLCREST DR #510B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 510-BPER CDO BK/PG: 20060/872
514219DE1120	HALSTEAD,DARR SEIDLE	4400 HILLCREST DR #511B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 511-BPER CDO BK/PG: 20060/872
514219DE1130	GARCIA,ADRIAN EDUARDO	4400 HILLCREST DR #512B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 512-BPER CDO BK/PG: 20060/872
514219DE1140	BODGE,CORNELNAN,PETRU & NAN,RALUCA	718 HOLLYWOOD BLVD	HOLLYWOOD	FL	33019		HILLCREST NO.21 CONDOUNIT 514-BPER CDO BK/PG: 20060/872
514219DE1150	WEEKES,KATHLEEN H/ECOTTON,CIPRIANI	4400 HILLCREST DR #515B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 515-BPER CDO BK/PG: 20060/872
514219DE1160	PORT,ALICIA	4400 HILLCREST DR #516-B	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 516-BPER CDO BK/PG: 20060/872
514219DE1170	DI EULIO,JOHN	4400 HILLCREST DR #517-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 517-BPER CDO BK/PG: 20060/872
514219DE1180	BRIEBA,DOROTEA	4400 HILLCREST DR #518B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 518-BPER CDO BK/PG: 20060/872
514219DE1190	CUERVO,ALEJANDRO & MARIA EUGENIA	4400 HILLCREST DR #600-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 600-BPER CDO BK/PG: 20060/872
514219DE1200	ACOSTA RODRIGUEZ,YOHAN JOSAN	4400 HILLCREST DR #601B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 601-BPER CDO BK/PG: 20060/872
514219DE1210	SORENSEN,ILDIKO	4400 HILLCREST DR #602B	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 602-BPER CDO BK/PG: 20060/872
514219DE1220	ORREGO,CLAUDIA	1720 BAYBERRY DR	PEMBROKE PINES	FL	33024		HILLCREST NO.21 CONDOUNIT 603-BPER CDO BK/PG: 20060/872
514219DE1230	ST JEAN,JACQUES	201 RUE OLIVER MOREL	*CARIGAN QC	CA	J3G 5	S8	HILLCREST NO.21 CONDOUNIT 610-BPER CDO BK/PG: 20060/872
514219DE1240	CHY,JANNATUL HHOQUE,MAZEDUL	4400 HILLCREST DR #611B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 611-BPER CDO BK/PG: 20060/872
514219DE1250	VALLE,YVETTE T	4400 HILLCREST DR #612C	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 612-BPER CDO BK/PG: 20060/872

514219DE1260	SAMUELS,BARBARA A MBARBARA A M SAMUELS REV TR	4400 HILLCREST DR UNIT 614B	HOLLYWOOD	FL	33027		HILLCREST NO.21 CONDOUNIT 614-BPER CDO BK/PG: 20060/872
514219DE1270	FISCHER,ANTONIA RODAS	4400 HILLCREST DR #615-B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 615-BPER CDO BK/PG: 20060/872
514219DE1280	CANTOS,MARC J	4400 HILLCREST DR #616-B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 616-BPER CDO BK/PG: 20060/872
514219DE1290	MINGLE,MARC & STEFANIE	4400 HILLCREST DR #617	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 617-BPER CDO BK/PG: 20060/872
514219DE1300	HERNANDEZ,CRISTIANA ALINA	4400 HILLCREST DR #618B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 618-BPER CDO BK/PG: 20060/872
514219DE1310	OCSAS,GABRIEL	4400 HILLCREST DR #700B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 700-BPER CDO BK/PG: 20060/872
514219DE1320	ARISTHENE,FRAINTZ	4400 HILLCREST DR #701B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 701-BPER CDO BK/PG: 20060/872
514219DE1330	HENDRICKSON,SHIRLEY CASSANDRASHIRLEY C HENDRICKSON REV TR	4400 HILLCREST DR #702-B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 702-BPER CDO BK/PG: 20060/872
514219DE1340	GUERRERO,VICTOR & CELIDA	4400 HILLCREST DR #703B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 703-B & 705-APER CDO BK/PG: 20060/872
514219DE1350	FRANK,CHARLES C	4400 HILLCREST DR #710-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 710-BPER CDO BK/PG: 20060/872
514219DE1360	MOEL,VERNA J	4400 HILLCREST DR #711-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 711-BPER CDO BK/PG: 20060/872
514219DE1370	BAYARSKAYA,NATALLIA H/EBAYARSKY,SIARHEI	4400 HILLCREST DR #712B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 712-BPER CDO BK/PG: 20060/872
514219DE1380	CALDERON,MAGDA N H/ENINO,DANIEL R	4400 HILLCREST DR #714B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 714-BPER CDO BK/PG: 20060/872
514219DE1390	PECORARO IANNELLO, SALVATORE H/EWOLF,JOSEFINA CATALINA J ETAL	4400 HILLCREST DR #715B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 715-BPER CDO BK/PG: 20060/872
514219DE1400	HARRINGTON,MARCUS	4400 HILLCREST DR #716-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 716-BPER CDO BK/PG: 20060/872
514219DE1410	PADILLA,LEONARDO	4400 HILLCREST DR #717-B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 717-BPER CDO BK/PG: 20060/872
514219DE1420	HICKS,HECTORHICKS,NOEMI ISABEL	4400 HILLCREST DR #718B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 718-BPER CDO BK/PG: 20060/872
514219DE1430	DUDA,ALESSANDRA DC	4400 HILLCREST DR #800B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 800-BPER CDO BK/PG: 20060/872
514219DE1440	JOU,ELLA	4400 HILLCREST DR APT 801	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 801-BPER CDO BK/PG: 20060/872
514219DE1450	MENDEZ,BORIS CORREA	4400 HILLCREST DR #802B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 802-BPER CDO BK/PG: 20060/872
514219DE1460	TOMARAS,IOANNATOMARAS,PHOTIOS	4565-RUE LAPRADE	*LAVAL QC	CA	H7T 2	L4	HILLCREST NO.21 CONDOOUNIT 803-BPER CDO BK/PG: 20060/872
514219DE1470	DURSO,LETICIA	4400 HILLCREST DR # 810B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 810-BPER CDO BK/PG: 20060/872
514219DE1480	CHEUNG,WOON HUNG & CHUI PIK WONG	4400 HILLCREST DR #811B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 811-BPER CDO BK/PG: 20060/872
514219DE1490	PAGANI,ADRIANA L	4400 HILLCREST DR #812B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 812-BPER CDO BK/PG: 20060/872
514219DE1500	GALLOWAY,JOSHUA	4400 HILLCREST DR #814B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 814-BPER CDO BK/PG: 20060/872
514219DE1510	TRUELSEN,EULOGIO H/ECRANDELL,ELINA A	4400 HILLCREST DR #815B	HOLLYWOOD	FL	33019		HILLCREST NO.21 CONDOUNIT 815-BPER CDO BK/PG: 20060/872
514219DE1520	YADGAROVA,NATALYA	4400 HILLCREST DR # 816B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 816-BPER CDO BK/PG: 20060/872
514219DE1530	GERENA,TATIANA	4400 HILLCREST DR APT 817	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 817-BPER CDO BK/PG: 20060/872
514219DE1540	MOORE,TRACY MACHELE	4400 HILLCREST DR #818-B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 818-BPER CDO BK/PG: 20060/872

514219DE1550	VARGA,IMREDE VARGA,ILDIKO SZABO	4400 HILLCREST DR #900B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 900-BPER CDO BK/PG: 20060/872
514219DE1560	JARA,CAROLINA ALEXANDRA	4400 HILLCREST DR #901B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 901-BPER CDO BK/PG: 20060/872
514219DE1570	BIANCO,ADRIANA CAPUTI	4400 HILLCREST DR #902 B-21	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 902-BPER CDO BK/PG: 20060/872
514219DE1580	KUTSEVOL,SVITLANA	4400 HILLCREST DR APT 903	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 903-BPER CDO BK/PG: 20060/872
514219DE1590	MARSH,GERTRUDYS	4400 HILLSCREST DR #910B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 910-BPER CDO BK/PG: 20060/872
514219DE1600	AHMED,RESAL	4400 HILLCREST DR #911	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 911-BPER CDO BK/PG: 20060/872
514219DE1610	STEWART,NIA KARIN H/ESTEWART,YVONNE JOSEPHINE	4400 HILLCREST DR #912B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 912-BPER CDO BK/PG: 20060/872
514219DE1620	PEARSON,CARL W	4400 HILLCREST DR #914B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 914-BPER CDO BK/PG: 20060/872
514219DE1630	ZAMPINI,LUIGI	530 RUE REMILLARD	*LAVAL QC	CA	H7H 3	A8	HILLCREST NO.21 CONDOUNIT 915-BPER CDO BK/PG: 20060/872
514219DE1640	SUNGLAO PEREZ,JENNIFER JPEREZ,JASON ETAL	4400 HILLCREST DR #916B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 916-BPER CDO BK/PG: 20060/872
514219DE1650	SCHULMAN,DANIEL A & ELLEN ESCHULMAN,STEPHANIE BETH	4400 HILLCREST DR #917B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 917-BPER CDO BK/PG: 20060/872
514219DE1660	ORELLANA,DORA	4400 HILLCREST DR #918-B	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 918-BPER CDO BK/PG: 20060/872
514219DE1670	CAZQUEZ,EDWARDRODRIGUEZ,MELINDA	4400 HILLCREST DR #1000B	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 1000-BPER CDO BK/PG: 20060/872
514219DE1680	STRUL,JOSEPH	37 WINBORNE RD	*THORNHILL ON	CA	L4J 2	R8	HILLCREST NO.21 CONDOUNIT 1001-BPER CDO BK/PG: 20060/872
514219DE1690	CORIANO,MARTINA	4400 HILLCREST DR # 1002-B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1002-BPER CDO BK/PG: 20060/872
514219DE1700	COSTIN,EMIL & ANGIE	4400 HILLCREST DR #1003B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1003-BPER CDO BK/PG: 20060/872
514219DE1710	ALVAREZ,JOSEPH J	4400 HILLCREST DR #1010B	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1010-BPER CDO BK/PG: 20060/872
514219DE1720	LORA,AHNIE DANIELLE	4400 HILLCREST DR #1011B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1011-BPER CDO BK/PG: 20060/872
514219DE1730	REIS,RUI M	4400 HILLCREST DR # 1012B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1012-BPER CDO BK/PG: 20060/872
514219DE1740	BOGORODOVSKY,DMITRYBOGORODOVSKY,YULIYA	4400 HILLCREST DR #1014B	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1014-BPER CDO BK/PG: 20060/872
514219DE1750	PULIDORE,MICHAEL	5917 NW 54 CIR	CORAL SPRINGS	FL	33067		HILLCREST NO.21 CONDOUNIT 1015-BPER CDO BK/PG: 20060/872
514219DE1760	EIZENBAUM,MANDI	4400 HILLCREST DR #1016-B	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1016-BPER CDO BK/PG: 20060/872
514219DE1770	SUAREZ,ALVARO	4400 HILLCREST DR APT 1017	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1017-BPER CDO BK/PG: 20060/872
514219DE1780	NEWBERG,ROSLYN	4400 HILLCREST DR #1018-B	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 1018-BPER CDO BK/PG: 20060/872
514219DE1790	ARISTIZABAL,MARCELLAOCAMPO,JAVIER & ADA	701 NW 19 ST #507	FORT LAUDERDALE	FL	33311		HILLCREST NO.21 CONDOUNIT 120-CPER CDO BK/PG: 20060/872
514219DE1800	HOWARD I SAVAGE REV TRMALCOLM S SAVAGE REV TR ETAL	425 W WILLOW CT #229	MILWAUKEE	WI	53217		HILLCREST NO.21 CONDOUNIT 219-CPER CDO BK/PG: 20060/872
514219DE1810	BETANCES,SUSANA	4400 HILLCREST DR #220C	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 220-CPER CDO BK/PG: 20060/872
514219DE1820	RAJARATHINAM,SRI RAMDEV IYER	4400 HILLCREST DR #319C	HOLLYWOOD	FL	33021	7931	HILLCREST NO.21 CONDOUNIT 319-CPER CDO BK/PG: 20060/872
514219DE1830	ALVAREZ,JOSE J & CELIA	4400 HILLCREST DR #320C	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 320-CPER CDO BK/PG: 20060/872

514219DE1840	BAYON,MARIA	4400 HILLCREST DR #419-C	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 419-CPER CDO BK/PG: 20060/872
514219DE1850	DIGATI,MATTHEW R &CLEARY,JENNIFER	4400 HILLCREST DR #420-C	HOLLYWOOD	FL	33021	7978	HILLCREST NO.21 CONDOUNIT 420-CPER CDO BK/PG: 20060/872
514219DE1860	POULARD,JEAN BERNARD &POULARD,YVELINE	6 STONEHURST LANE	DIX HILLS	NY	11746		HILLCREST NO.21 CONDOUNIT 519-CPER CDO BK/PG: 20060/872
514219DE1870	KAVAZANCI,BERCUHU	CADDEVOSTAN MAH SEHIT SELIN SK	*KADIDOY-ISTANBUL	TR	N 10	D 18	HILLCREST NO.21 CONDOUNIT 520-CPER CDO BK/PG: 20060/872
514219DE1880	YANEZ URRUTIA,LUIS ALBERTODE LA TORRE DIAZ,ROSALIA DE LA C	4400 HILLCREST DRIVE #619C	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 619-CPER CDO BK/PG: 20060/872
514219DE1890	ALMONTE,LUIS & LEILAALMONTE,LUIS Y & ALMONTE,DIANA	2 CATHERINE ST	DANBURY	CT	06810		HILLCREST NO.21 CONDOUNIT 620-CPER CDO BK/PG: 20060/872
514219DE1900	BREWSTER,LISA	7301 NE 5 AVE	MIAMI	FL	33138		HILLCREST NO.21 CONDOUNIT 719-CPER CDO BK/PG: 20060/872
514219DE1910	MANDLER,YARON R & TAL	737 FLANDERS DR	VALLEY STREAM	NY	11581		HILLCREST NO.21 CONDOUNIT 720-CPER CDO BK/PG: 20060/872
514219DE1920	SAN MARTIN,MANUELSANTIAGO,CARMEN	4400 HILLCREST DR #819-C	HOLLYWOOD	FL	33021	7971	HILLCREST NO.21 CONDOUNIT 819-CPER CDO BK/PG: 20060/872
514219DE1930	VELASQUEZ,JAIME A H/EVELASQUEZ,GERMAN D	4400 HILLCREST DR #820C	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 820-CPER CDO BK/PG: 20060/872
514219DE1940	ABDULLA,BEBY SHAHENARA	4400 HILLCREST DR #919-C	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 919-CPER CDO BK/PG: 20060/872
514219DE1950	CARDOS,EUGENCARDOS,IRINA	4400 HILLCREST DR #920C	HOLLYWOOD	FL	33021	7979	HILLCREST NO.21 CONDOUNIT 920-CPER CDO BK/PG: 20060/872
514219DE1960	JABER,HUSSEIN	4400 HILLCREST DR #1019C	HOLLYWOOD	FL	33021	7928	HILLCREST NO.21 CONDOUNIT 1019-CPER CDO BK/PG: 20060/872
514219DE1970	BENOIT,CARLA P	4400 HILLCREST DR #1020C	HOLLYWOOD	FL	33021		HILLCREST NO.21 CONDOUNIT 1020-CPER CDO BK/PG: 20060/872
Josh Levy, Mayor	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Caryl S. Shuham	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Peter Hernandez	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Traci L. Callari, C	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Adam Gruber, Cc	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Kevin D. Biederm	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
Linda Sherwood,	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807						
	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045						

	Hollywood Hills Civic Association Mardi Podesta PO Box 81-6044 Hollywood FL 33081-6044						

EXHIBIT B
PARTICIPANT LIST

Name (original name)	Email	Join time	Leave time	Duration (minutes)	Guest
Shane Zalonis (GM) (Shane Zalonis)	shane.zalonis@gmlaw.com	3/5/2025 17:31	3/5/2025 19:17	106	No
Mardi		3/5/2025 17:36	3/5/2025 18:00	24	Yes
Natalia Lercari		3/5/2025 17:41	3/5/2025 19:17	96	Yes
Steve Schneider		3/5/2025 17:42	3/5/2025 18:00	18	Yes
Steve		3/5/2025 17:43	3/5/2025 18:00	18	Yes
JLT		3/5/2025 17:45	3/5/2025 17:46	1	Yes
Julian B.		3/5/2025 17:46	3/5/2025 19:17	92	Yes
Muckle		3/5/2025 17:50	3/5/2025 18:00	10	Yes
Gerrit Thesing		3/5/2025 17:50	3/5/2025 18:00	10	Yes
Liz Somerstein		3/5/2025 17:56	3/5/2025 19:17	81	Yes
Patricia		3/5/2025 17:56	3/5/2025 18:00	4	Yes
Anthony Diaz		3/5/2025 17:57	3/5/2025 17:59	3	Yes
Cristin Lipka		3/5/2025 17:57	3/5/2025 18:00	3	Yes
lilianpaley		3/5/2025 17:57	3/5/2025 18:00	3	Yes
Abbey Kessman		3/5/2025 17:57	3/5/2025 17:58	1	Yes
Kevin Betancourt		3/5/2025 17:58	3/5/2025 18:00	2	Yes
Iphone 14 Laura		3/5/2025 17:58	3/5/2025 18:00	2	Yes
Michelle Welter		3/5/2025 17:58	3/5/2025 18:00	2	Yes
Kelly Ray, Greenspoon		3/5/2025 17:58	3/5/2025 19:17	79	Yes
Idelma Quintana		3/5/2025 17:59	3/5/2025 18:00	2	Yes
Abbey Kessman		3/5/2025 17:59	3/5/2025 18:00	2	Yes
19543831331		3/5/2025 17:59	3/5/2025 18:55	57	Yes
Anthony Diaz		3/5/2025 17:59	3/5/2025 19:17	78	Yes
Kevin Betancourt		3/5/2025 18:00	3/5/2025 19:17	78	Yes
Sheri Braun, Esquire		3/5/2025 18:00	3/5/2025 18:00	1	Yes
lilianpaley		3/5/2025 18:00	3/5/2025 18:23	24	Yes
Mardi		3/5/2025 18:00	3/5/2025 18:27	27	Yes
Cristin Lipka		3/5/2025 18:00	3/5/2025 18:40	41	Yes
Patricia		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Gerrit Thesing		3/5/2025 18:00	3/5/2025 19:17	77	Yes
JLT		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Iphone 14 Laura		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Sheri Braun, Esquire		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Muckle		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Steve Schneider		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Abbey Kessman		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Idelma Quintana		3/5/2025 18:00	3/5/2025 19:15	76	Yes
J Ortega		3/5/2025 18:00	3/5/2025 18:00	1	Yes
Michelle Welter		3/5/2025 18:00	3/5/2025 19:17	77	Yes
Steve		3/5/2025 18:00	3/5/2025 19:17	77	Yes
alexandraflorez		3/5/2025 18:00	3/5/2025 18:00	1	Yes
ArielFraynd		3/5/2025 18:00	3/5/2025 18:00	1	Yes
J Ortega		3/5/2025 18:00	3/5/2025 18:33	33	Yes
alexandraflorez		3/5/2025 18:00	3/5/2025 19:17	77	Yes
ArielFraynd		3/5/2025 18:00	3/5/2025 19:17	77	Yes
gabriel nnajiwner		3/5/2025 18:01	3/5/2025 18:01	1	Yes
Cindy Abraham, Keller Williams A Team Florida		3/5/2025 18:01	3/5/2025 18:01	1	Yes
gabriel nnajiwner		3/5/2025 18:01	3/5/2025 19:17	76	Yes
Cindy Abraham, Keller Williams A Team Florida		3/5/2025 18:01	3/5/2025 19:17	76	Yes
Tanya Pekar		3/5/2025 18:03	3/5/2025 18:43	40	Yes
19179750343		3/5/2025 18:03	3/5/2025 19:17	74	Yes
Mary		3/5/2025 18:04	3/5/2025 19:03	59	Yes
iPhone 13		3/5/2025 18:05	3/5/2025 18:05	1	Yes
malka		3/5/2025 18:05	3/5/2025 18:05	1	Yes
iPhone 13		3/5/2025 18:05	3/5/2025 18:26	21	Yes
malka		3/5/2025 18:05	3/5/2025 19:17	72	Yes

Bruce Nitsberg	3/5/2025 18:08	3/5/2025 19:17	69	Yes
Adrian Bonev	3/5/2025 18:09	3/5/2025 19:17	68	Yes
Celia Alvarez	3/5/2025 18:14	3/5/2025 19:17	63	Yes
Mario Lavallee	3/5/2025 18:14	3/5/2025 18:14	1	Yes
Mario Lavallee	3/5/2025 18:14	3/5/2025 18:23	9	Yes
...	3/5/2025 18:22	3/5/2025 18:22	1	Yes
...	3/5/2025 18:22	3/5/2025 19:17	55	Yes
Cristin Lipka	3/5/2025 18:40	3/5/2025 19:17	37	Yes
Daniel	3/5/2025 18:55	3/5/2025 19:02	7	Yes
Elkin	3/5/2025 18:57	3/5/2025 18:57	1	Yes
Carmen	3/5/2025 18:57	3/5/2025 18:57	1	Yes
Elkin	3/5/2025 18:57	3/5/2025 19:17	20	Yes
Carmen	3/5/2025 18:57	3/5/2025 19:15	19	Yes
Frank Flores	3/5/2025 18:58	3/5/2025 19:17	19	Yes
iPhones Ariel Fraynd	3/5/2025 19:01	3/5/2025 19:17	16	Yes
JDGD	3/5/2025 19:01	3/5/2025 19:17	16	Yes
Jess Glass	3/5/2025 19:09	3/5/2025 19:17	8	Yes

EXHIBIT C
RSVP LIST

Hillcrest Virtual Community Meeting Registration/RSVP List for March 5, 2025 @ 6:00pm

1. Leslie Potter, lesliepotter336@gmail.com
2. Cindy Abraham, info@hillcrestlc.com
3. Howard Savage, hsavage859@gmail.com
4. Mary De Luca, mghillcrest@gmail.com
5. Celia Alvarez, alvafam@comcast.net
6. Adrian Bonev, adrian_bonev@yahoo.com
7. hmmurphy@aol.com
8. Laura Cherington, llcherington@yahoo.com
9. Jessie Demi Ortega, manager@parkviewathillcresthoa.com
10. Gabriel Nnaji, snaji@msn.com
11. Lilian Paley, lilianpaley89@gmail.com
12. Albert Chiocca, acchiocca@yahoo.com
13. Jessica Glass, jessglass@mail.com
14. Sheri Braun, suite1705@aol.com
15. Daria Teyubov, dariateyubov@gmail.com
16. Shira Malka and Amir Malka, hillcrestbldg11@gmail.com & Malkamir1970@gmail.com
17. Julie Price, jcycon15@yahoo.com
18. Cristin Lipka, Cristin.Lipka@gmlaw.com
19. Magdalena Constanda, magdalenaconstanda@gmail.com
20. Melissa Martin, mi31ssy@yahoo.com
21. Laura Ranelli, njdiva313@msn.com
22. Fernando Sanchez, chofer20@icloud.com
23. Mario Lavallee, mario.lavallee@gmail.com
24. Cristian Estrada, cencs4101@gmail.com
25. Gerrit H. Thesing, gthesing@gmail.com
26. Patricia M, pmmorrow@yahoo.com
27. Daniel Gonzalez, jdgdmrh@gmail.com
28. Deborah Golden-Johnston, deborahgolden@me.com
29. Don Johnston, adonjohnston@gmail.com
30. Abbey Kessman, abbeykessman@gmail.com
31. Steve Schneider, InsideHill@proton.me>
32. Ann Muckle, oxalis@bellsouth.net, and annmuckle@outlook.com
33. Satonya Baker Davis, satonya.baker@gmail.com
34. Steve Hurtig, hillcresteast25@gmail.com
35. John Hennigan, johnhennigan@msn.com
36. Raymond Chait, paparaych8@gmail.com
37. Ofra Cohen, ofrimc@yahoo.com
38. Michelle Welter, jandmwelter@gmail.com
39. Frank frankzilla.customs@gmail.com
40. Nancy Kurosky, h15.secretary15@gmail.com
41. Alexandra Florez, alexandraflorez71@hotmail.com
42. Gloria Keller, gloriak_1@msn.com
43. Laura Gomez, lgomez62282@gmail.com

44. Yana B Perez, yanabeatriz@yahoo.com
45. Jim Velasquez jimvelasquez225@gmail.com
46. ELKIN RIVERA ERhillcrest9@outlook.com
47. Libby M libbygreenmom@gmail.com
48. Anthony Petito, amp55@att.net
49. Mardi Podesta, mardijane1169@gmail.com
50. Cecilia Garcia, ceciliagar405@hotmail.com
51. Tanya Pekar, leoandtanya@hotmail.com
52. Bruce Nitsberg, nitsbergbruce@gmail.com
53. Lisa Smith, LSMITH@hollywoodfl.org for Commissioner Biederman and Commissioner Gruber.
54. Vice Mayor Idelma Quintana, IQUINTANA@hollywoodfl.org & Michelle Scott, MSCOTT@hollywoodfl.org

EXHIBIT D
POWERPOINT PRESENTATION



Hillcrest Village

1101 Hillcrest Drive

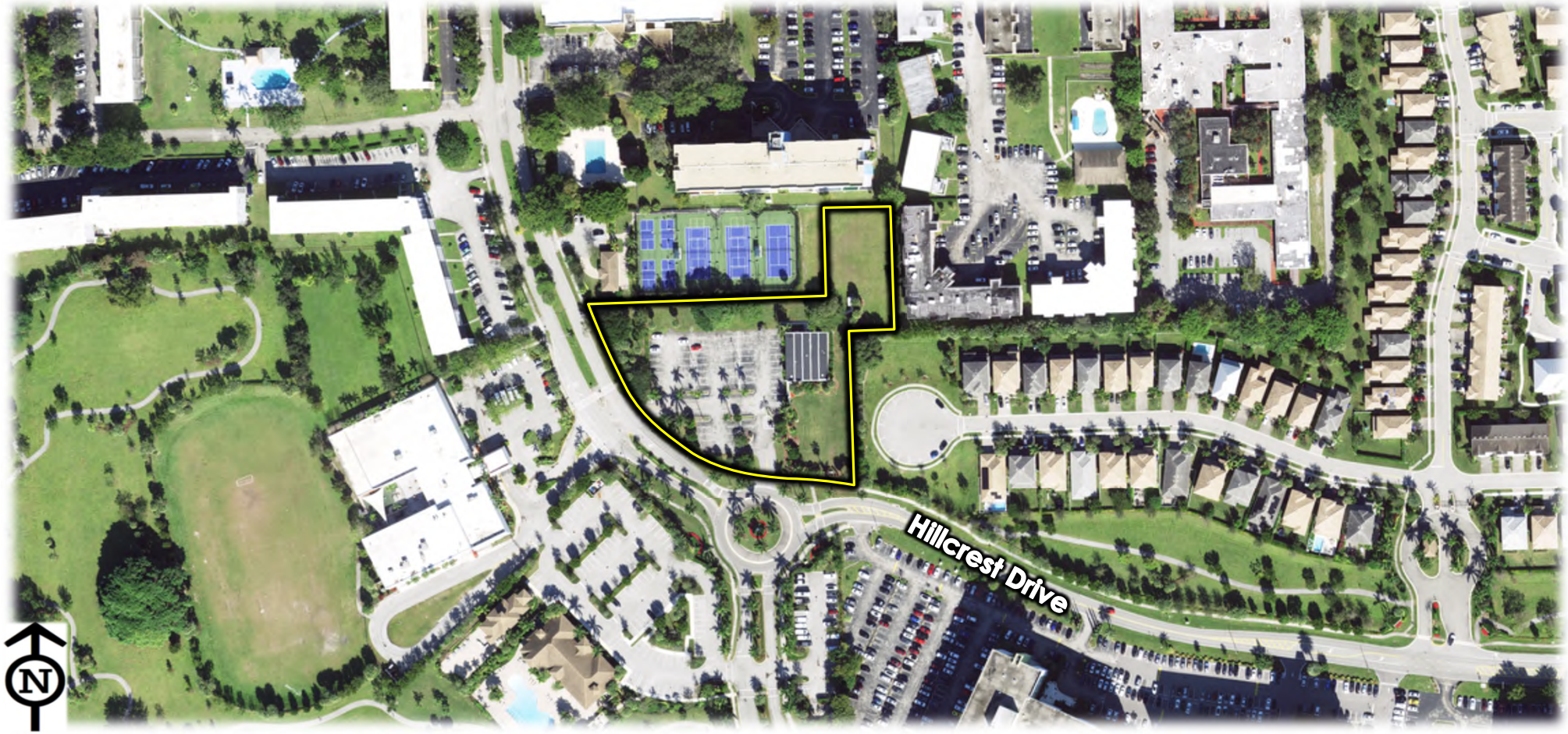
Virtual Community Meeting

March 5, 2025

Aerial Location Map



Aerial



Existing Conditions





HOUSING TRUST GROUP

30,000+ multifamily units and **2,000,000 sf.** of retail space

ONE OF THE LARGEST DEVELOPERS IN FLORIDA



Hollywood Experience

HUDSON VILLAGE



Address:	901 S Federal Hwy
Units:	96 Units
Status:	Completed
Demographic:	Families

UNIVERSITY STATION



Address:	421 N 21st Ave
Units:	216
Status:	98% Complete
Demographic:	Families

PARAMOUNT PLACE



Address:	826 S Dixie Hwy
Units:	96 Units
Status:	Pre-Development
Demographic:	Seniors

MODERN INTERIORS FINISHES





In-unit amenities include modern open floorplans with kitchen islands, quartz and granite countertop options, smart tech features including thermostats and light fixtures, stainless steel and energy efficient appliances, oversized walk-in closets and sleek wide plank flooring.



Interior Design – Hudson Village








Applications

- **Site Plan**
- **Variance**
  - Providing 70% Impervious Area
- **PUD Amendment**
- **Flex Unit Allocation**

Site Plan



Multifamily Residential Building with state-of-the-art amenities and 3,901 sq. ft. of private office space

Units: 120
- 75 1-Bedroom Units (671 SF)
- 45 2-Bedroom Units (989 SF)

Amenities:
- Luxury swimming pool
- Fitness Studio
- Clubroom
- Game Room
- Theater Room

Height: 8-stories, 90’-8”

Parking: 136 spaces

Development Summary

- New housing opportunities in Hillcrest, Hollywood
- Transform underutilized land into a vibrant, green NGBS Certified Resilient Development
- Create a walkable and pedestrian friendly community

Unit Mix & Rental Rates

Unit Type	# of Units	AMI	SF
1/1	20	80%	671
1/1	45	60%	671
1/1	10	30%	671
2/2	7	80%	989
2/2	30	60%	989
2/2	8	30%	989
Total/Avg	**120**	**60%**	**94,830**

Estimated Income ranges → $22,170 to $84,480
Estimated Rents from $646 to $2,071



In-Unit Features:

Quartz Counter Tops
LVP Flooring
Chic fixtures throughout
Stainless Steel Appliances
Energy efficient fixtures

Hillcrest Village



North View along
Hillcrest Drive

South View along
Hillcrest Drive



Hillcrest Village



Principal Entrance along Hillcrest Ave




Thank You

Broward County Workforce Examples

What does % Area Median Income (AMI) mean?

Broward County Workforce

Median wage job: **$47,946** per year, or **50%** AMI for a household of 3.

	Annual income limit and hourly wage for household of 3	*Rent limit (2 bedroom)*	*Renter households*	*Job examples, 1-worker household*	*Job examples, 2-worker household*
50% AMI	$47,500/yr $22.84/hr	$1,187/mo	91,570 hh (0-50% AMI)	Secretary Billing Clerk Teller	1 full-time worker and 1 part-time worker
60% AMI	$57,000 $27.40	$1,425	21,490 (50-60% AMI)	Tech Support Electrician Insurance Sales Agent	1 full-time worker and 1 part-time worker 2 minimum wage workers
80% AMI	$76,000 $36.54	$1,900	40,615 (60-80% AMI)	Firefighter Purchasing Agent Construction Inspector	2 Stockers Office Clerk & Hand Packer Reservation Agent & Retail Salesperson
120% AMI	$114,000 $54.81	$2,850	64,077 (80-120% AMI)	Systems Analyst Construction Manager Financial Advisor	2 Tech Supports Manufacturing Sales Rep & Secretary Construction Supervisor & Food Prep Supervisor

Sources: Florida Housing Finance Corporation, 2024 Income and Rent Limits; Florida Department of Commerce, 2023 Occupational Employment and Wage Statistics (median wage by occupation in 2024 dollars); Shimberg Center for Housing Studies, Rental Market Study. Renter household counts exclude non-family, student-headed households.

UF UNIVERSITY of FLORIDA

SHIMBERG CENTER for Housing Studies

Broward County 2024 Income/Rent Limits Chart

HUD release: 4/2/2024 (Latest Available Rates)
Effective: 4/1/2024
Implement on/before: 5/16/2024

2024 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Broward County	**20%**	**14,780**	**16,880**	**19,000**	**21,120**	**22,800**	**24,500**	**26,200**	**27,880**	**29,568**	**31,258**	**369**	**395**	**475**	**549**	**612**	**676**
(Fort Lauderdale HMFA)	25%	18,475	21,100	23,750	26,400	28,500	30,625	32,750	34,850	36,960	39,072	461	494	593	686	765	845
	28%	**20,692**	**23,632**	**26,600**	**29,568**	**31,920**	**34,300**	**36,680**	**39,032**	**41,395**	**43,761**	**517**	**554**	**665**	**768**	**857**	**946**
	30%	22,170	25,320	28,500	31,680	34,200	36,750	39,300	41,820	44,352	46,886	554	593	712	823	918	1,014
	33%	**24,387**	**27,852**	**31,350**	**34,848**	**37,620**	**40,425**	**43,230**	**46,002**	**48,787**	**51,575**	**609**	**652**	**783**	**905**	**1,010**	**1,115**
	35%	25,865	29,540	33,250	36,960	39,900	42,875	45,850	48,790	51,744	54,701	646	692	831	960	1,071	1,183
	40%	**29,560**	**33,760**	**38,000**	**42,240**	**45,600**	**49,000**	**52,400**	**55,760**	**59,136**	**62,515**	**739**	**791**	**950**	**1,098**	**1,225**	**1,352**
	45%	33,255	37,980	42,750	47,520	51,300	55,125	58,950	62,730	66,528	70,330	831	890	1,068	1,235	1,378	1,521
	50%	**36,950**	**42,200**	**47,500**	**52,800**	**57,000**	**61,250**	**65,500**	**69,700**	**73,920**	**78,144**	**923**	**989**	**1,187**	**1,372**	**1,531**	**1,690**
	60%	44,340	50,640	57,000	63,360	68,400	73,500	78,600	83,640	88,704	93,773	1,108	1,187	1,425	1,647	1,837	2,028
	70%	**51,730**	**59,080**	**66,500**	**73,920**	**79,800**	**85,750**	**91,700**	**97,580**	**103,488**	**109,402**	**1,293**	**1,385**	**1,662**	**1,921**	**2,143**	**2,366**
Median: 89,100	80%	59,120	67,520	76,000	84,480	91,200	98,000	104,800	111,520	118,272	125,030	1,478	1,583	1,900	2,196	2,450	2,704
	120%	**88,680**	**101,280**	**114,000**	**126,720**	**136,800**	**147,000**	**157,200**	**167,280**	**177,408**	**187,546**	**2,217**	**2,374**	**2,850**	**3,294**	**3,675**	**4,056**
	140%	103,460	118,160	133,000	147,840	159,600	171,500	183,400	195,160	206,976	218,803	2,586	2,770	3,325	3,843	4,287	4,732